



TO LET

INDUSTRIAL UNIT



Unit 1 E, Abbey View Business Park, Abbey View Road, Pinvin, Pershore

- | | |
|---|----------------------------------|
|  Richard Johnson | • 1,692 sq ft (157.28 m2) |
|  Sephie Portwood | • Mezzanine Deck Area |
|  01789 415628 | • Ground Floor Office |
|  richard@westbridgecommercial.co.uk | • Potential for FF Offices (STP) |
|  www.westbridgecommercial.co.uk | • £16,500 pa + VAT |

Unit I E, Abbey View Business Park, Abbey View Road, Pinvin WR10 2FW

Location:

Located just off the A44 which links to Evesham via the A44 to the East and the M5 motorway to the West at Junction 6 (approximately 6.5 miles) and also at Junction 7 (approximately 7.0 miles).

Description:

A modern industrial unit constructed in 2019 from a steel portal frame with facing bricks and blockwork to low level on the front elevation with micro rib composite panelling at high level. The rear elevation is constructed from profile composite sheeting and the party walls are 150 mm solid blockwork. The roof is constructed of insulated profile composite sheeting with clear double skinned roof lights with LED electrical lights hanging from chains internally.

The internal accommodation is laid out as follows: From the UPVC double glazed entrance door leads to an open plan office with a kitchen off this with sink and space for fridge. There are two toilets off the main office one being a disabled access toilet and the other a standard size toilet. The offices have electric panel heaters, UPVC double glazed window and suspended ceiling with flush LED light panels located in the ceiling. From the office is a door to the main warehouse which is L shaped and features a smooth power floated concrete floor.

The warehouse has an electrically operated insulated up and over shutter door with an opening of 3.51 m by 5.00 m. The warehouse has a maximum eaves height of 7.32 m and a maximum ridge height of 7.80 m. There is now a open deck mezzanine above the offices and a walk way to a free standing steel mezzanine structure with its own staircase giving 680 sq ft (63.21 m²) of first floor space.

The unit has a metered mains water supply, 45 KVA three phase electric supply and a BT DP point ready for connection. The Unit comes with 3 allocated parking spaces plus you can park on the unloading canopy to the front of the roller shutter door.

Floor Area:

1,692 sq ft (157.28 m²) Gross Internal Area (GIA)

Price:

£16,500 Per Annum

Tenure:

New Lease Available

Service Charge:

£139.59 + VAT 2024, 2025 to be finalised.

Rateable Value

£15,000 (Apr 2023 to present), source: www.voa.gov.uk.

Rates Payable:

The rates payable are calculated as a multiplier of the rateable value. If the rateable value is £12,000 or less, small businesses may be entitled to 100% rates relief providing the property is their only business premises. Any interested applicants should contact the local authority and verify the multiplier and check if any rates relief is available for their business.

Insurance:

Standard commercial terms are that the landlord insures the building and the tenant pays the landlord the cost of the buildings insurance annually. The tenant will be responsible for insuring their own stock, content and liabilities.

Legal Costs & Holding Deposit:

Each party pays their own legal costs. The landlord may request a holding deposit of £1000 once terms are agreed this will be deducted off the first payment of rent.

Deposit:

The landlord may ask the tenant to provide a deposit, this is typically the equivalent of three months worth of rent but could change and is subject of the tenant's financial status.

VAT:

Value Added Tax at the prevailing rate is applicable on all costs shown in these particulars apart from business rates.

EPC:

The Energy Performance Rating of the property is C.
A full copy of this report is available from the agent's office upon request.

Viewing:

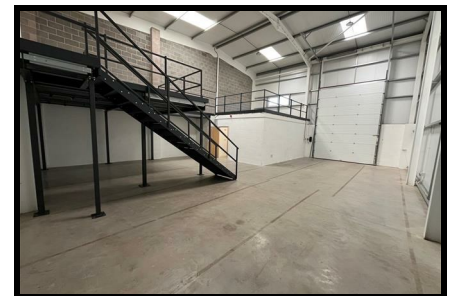
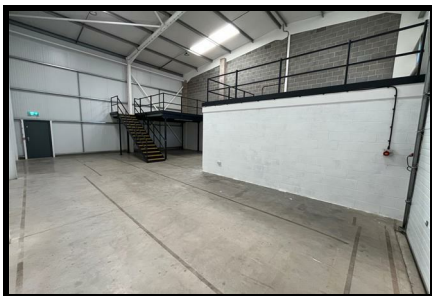
Viewing strictly by prior appointment with sole agent:

**Richard Johnson:**

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1st Floor Offices
3 Trinity Street
Stratford Upon Avon
CV37 6BL
Tel: 01789 415 628
richard@westbridgecommercial.co.uk

GDPR:

You have requested a viewing of a property and therefore we will require certain pieces of personal information from you in order to provide a professional service to you and our client. Should you wish to take up a tenancy the process will involve collecting personal information about you or your company which will need to be shared with our client and Credit Safe or other credit referencing agencies. We will not share this information with any other third party without your consent. More information on how we hold and process your data is available on our website www.westbridgecommercial.co.uk.



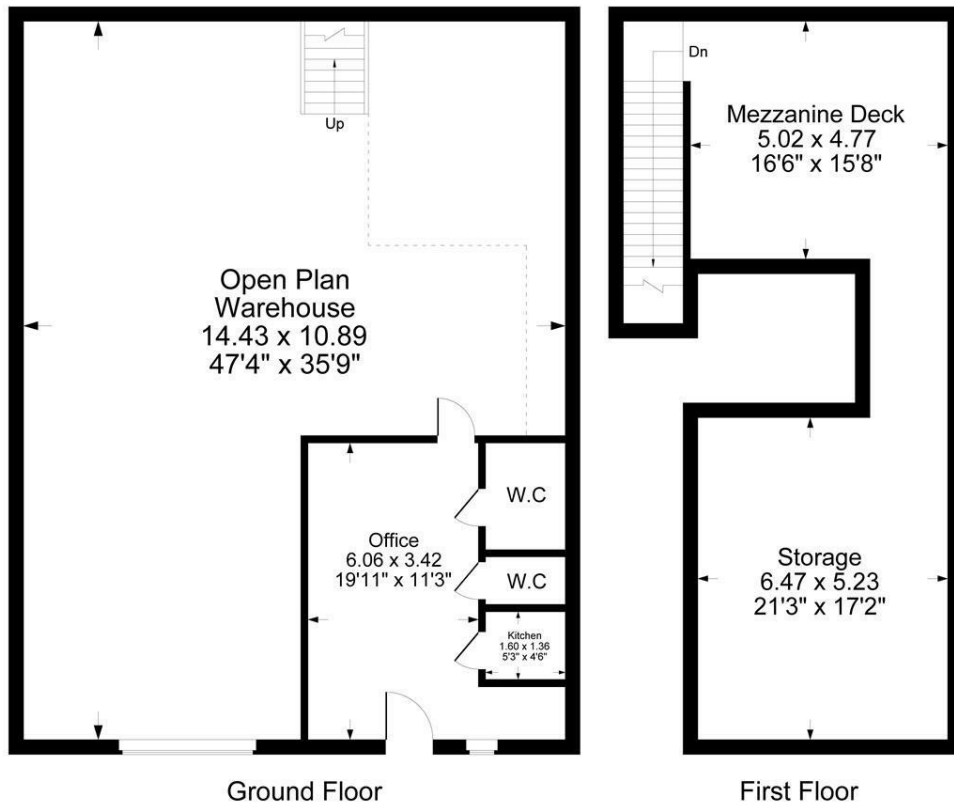


Illustration for identification purposes only,
measurements are approximate, not to scale.