

INDUSTRIAL / WAREHOUSE UNIT



Upper Warehouses, Tything Road, Alcester

 Richard Johnson
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- 19,308 sq ft (1,794.46 m²)
- Two Gantry Cranes
- Internal Office
- Two Large Access Doors
- £86,886 per annum + VAT

Upper Warehouses, Tything Road, Alcester B49 6ET

Location:

Heading from the Studley direction take the first turning onto Arden Road at the roundabout. Enter the main Industrial Estate on Arden Rd and at the cross roads carry on forward up the slight hill which is Tything Road East and the building is located on the right hand side through a set of gates on the right.

Description:

A large industrial/warehouse unit located off Tything Road East behind a sliding lockable set of gates in a private development. The building is constructed from a steel portal frame with brickwork at lower level and steel profile sheet cladding at high level with a profile sheet roof and inner lining panels. The building has been fitted with high bay LED lights and has two front concertina access doors along with a side access pedestrian door. The building has two built in gantry cranes on a track one with a SWL of 15 tonnes and one with a SWL of 3 tonnes. There is an area of yard outside the concertina access doors with a roadway and parking beyond this. To the front of the building is an area of grass and the landlord has consented that a new tenant may have this area tarmacked and used for parking as the neighbour but one has done. Internally the building has a concrete floor, three phase power supply, toilets and office. Please note the spray booth belongs to the current tenant and is due to be removed.

Floor Area:

Gross Internal Area (GIA) is 19,308 sq ft (1,794.46 m²)

Price:

£86,886 per annum

Tenure:

New Lease Available

Service Charge:

To be confirmed.

Rateable Value

Current 1 April 2023 to present £76,500.

From 1 April 2026 £95,500; 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 = D.

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:

Westbridge Commercial Ltd
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.



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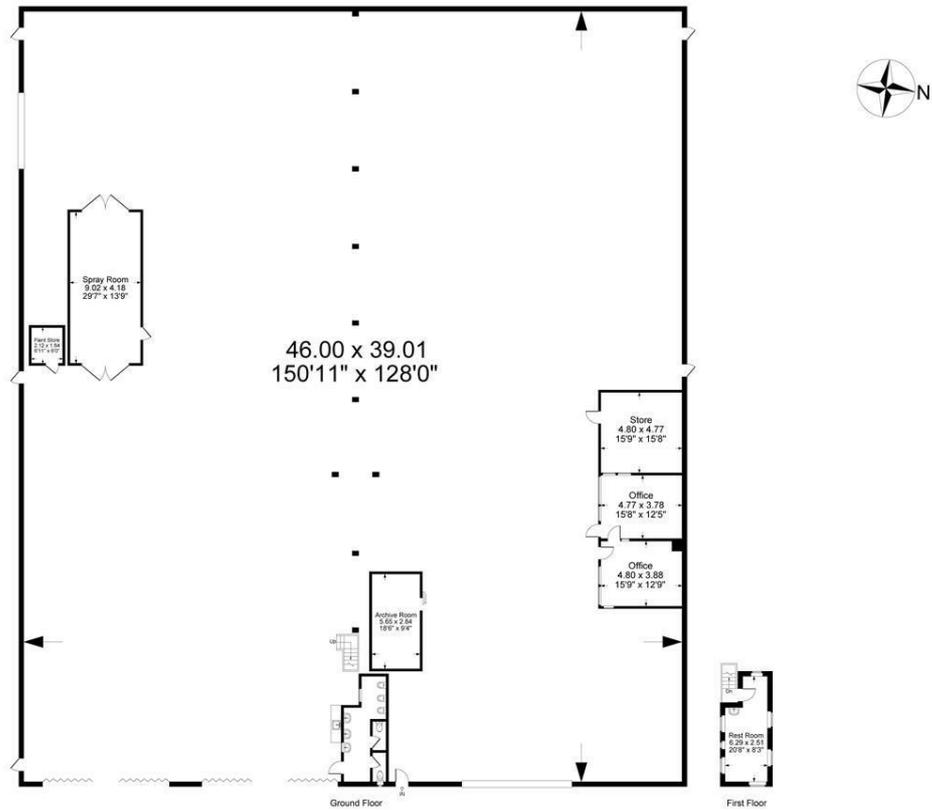


Illustration for identification purposes only,
measurements are approximate, not to scale.