

INDUSTRIAL/WAREHOUSE UNIT



Unit A1, Harris Business Park, Stoke Prior, Bromsgrove



Richard Johnson



Sephie Portwood



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www.westbridgecommercial.co.uk

- 6,970 sq ft (647.8 m²)
- Due to be Re-roofed
- Internal Office, Toilets, Kitchen & Breakout Room
- Palisade Fenced Yard
- £52,000 pa + VAT

Unit A1, Harris Business Park, Stoke Prior, Bromsgrove, Worcestershire B60 4FG

Location:

Located on Harris Business Park which is just off the B4091 Hanbury Road, Stoke Prior. The entrance to the Business Park is the second turning on your right as you pass over the canal bridge approaching from the Bromsgrove direction. The site is approximately 3 miles from junction 5 of the M5 motorway and also has good access routes to the M42 motorway at Bromsgrove.

Description:

The unit is located on the front of Harris Business Park and has the benefit of its own front fenced yard with lockable gates.

There is several pedestrian access doors to the front and side elevation and a main roller shutter access door to the far gable end of the unit. Internally there is one office room 4.86m by 3.95 m with an external window and windows looking into the warehouse area. Next to this office is a male and female toilet block as well as a kitchen/break out room.

The rest of the warehouse/production area is open plan with concrete floor, brickwork walls and portal frame with lined roof sheets and lighting.

The owners are installing a new roof which will be fitted prior to a new lease commencing. The parking for the unit is set within the palisade fenced yard area to the side of the building. The unit has a three phase electric supply along with a mains water supply.

Floor Area:

Gross Internal Area (GIA) is 6,970 sq ft (647.8 m2).

Price:

£52,000 per annum.

Tenure:

New lease available.

Service Charge:

The tenant will pay a fair and proper contribution to the upkeep of the common areas based on sq ft occupied.

Rateable Value:

To be confirmed - 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 business 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

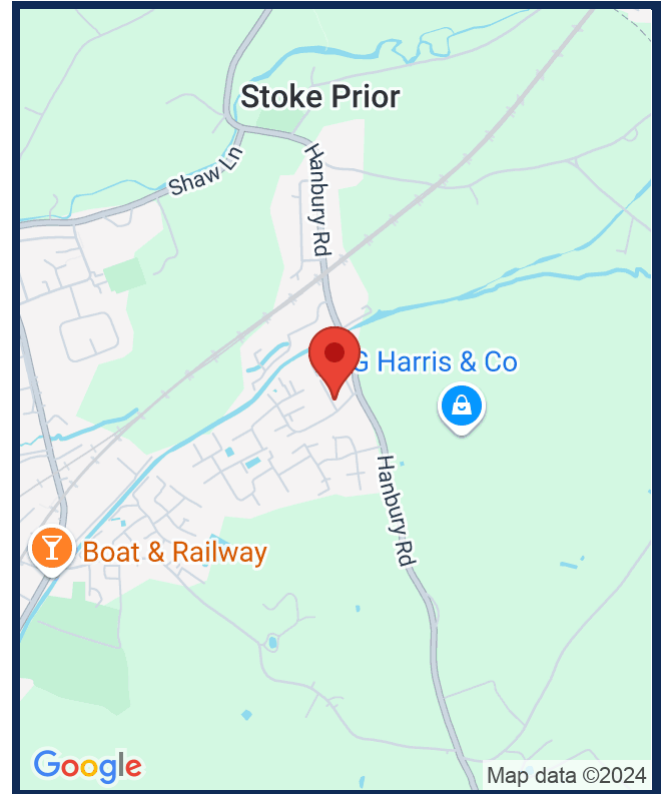
Each party pays their own legal costs. The landlord may request a holding deposit of £1000 once terms are agreed this will be deducted off the first payment of rent.

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 = B.

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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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.



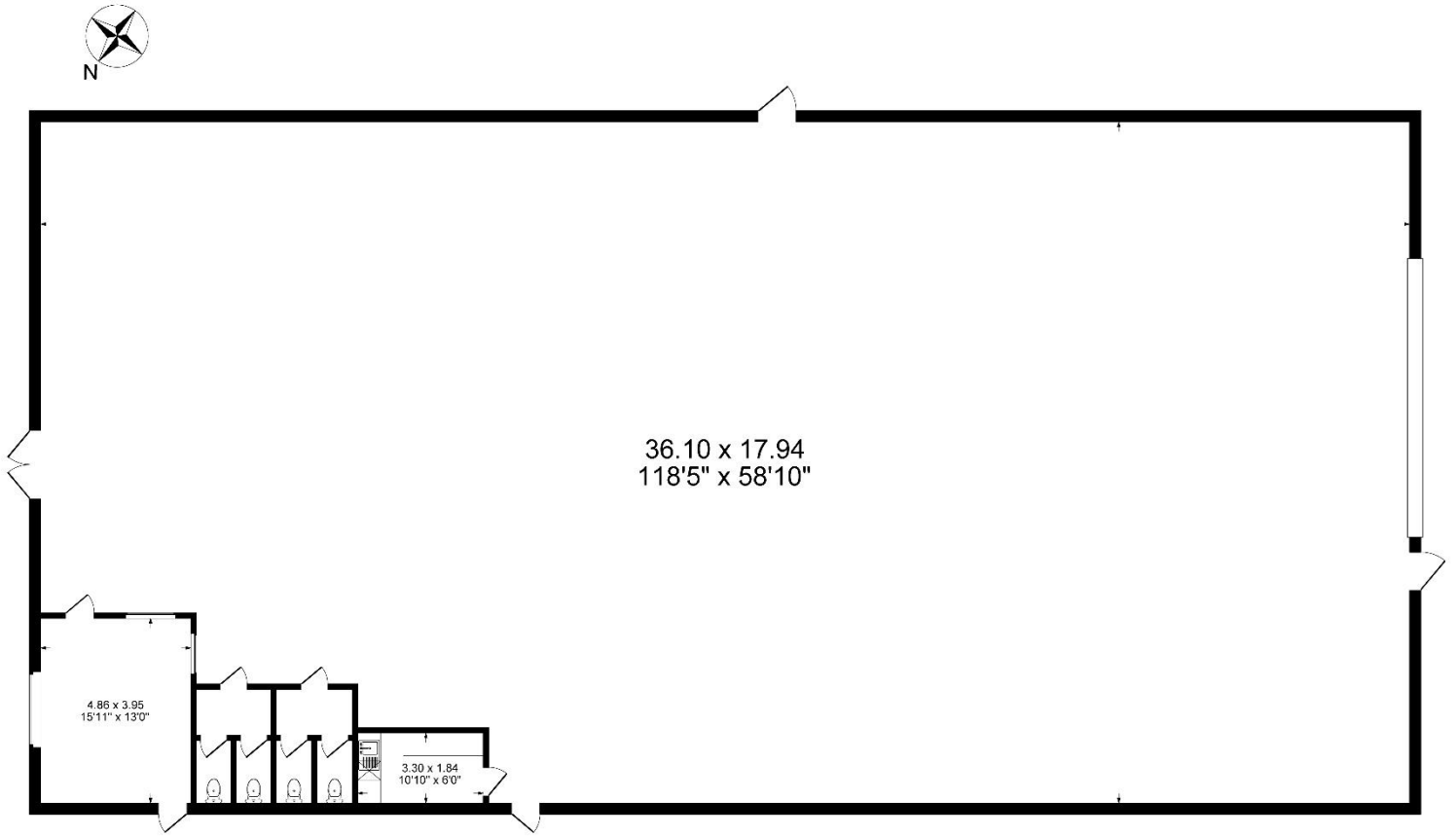


Illustration for identification purposes only,
measurements are approximate, not to scale.

