



TO LET

INDUSTRIAL/WAREHOUSE UNIT



Unit 17a Arden Business Centre, Arden Forest Industrial Estate, Alcester

-  Richard Johnson
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- 3,677 sq ft (341.72 m2)
- Ideal Trade Counter
- First Floor Offices
- Open Plan Warehouse on Ground Floor
- £29,950 pa + VAT

Unit 17a, Arden Business Centre, Alcester, B49 6HW

Location:

Approaching from the north on the Birmingham Road A435 from Studley, take the first exit at the roundabout onto the main Arden Road B4089 after this passes over the River Arrow, take the third turning on the left hand side sign posted Arden Business Centre. The Unit is situated between Steven James kitchens on the left and Tools and Fixings on the right.

Description:

The unit is of steel portal frame design with brickwork at low level and lined panels to the walls and ceiling with clear roof panels in part. The concrete floors are painted with painted block work walls, overhead lights, and a separate pedestrian door with roller shutter door. Internally there is a ground floor reception office, kitchen, and two toilets on the ground floor with the balance of the space being open plan warehouse. There are two staircases to the first floor, one from the ground floor reception area and one from the front of the mezzanine deck area.

At first floor level these are three office rooms ideal for creating a meeting room or directors room with two further rooms, these rooms were refurbished in 2019 and are due to be handed back to the landlord in the same condition. There is also an open mezzanine area outside of the offices with hand rail to the front of the mezzanine floor.

Parking is to the front of the unit on the concrete area outside the frontage, the current tenants tandem park two cars deep to allow more space.

Please note that the photos shown were taken just before the current tenant took occupation.

The property is available by way of an assignment or sub-lease for 3 years and 4 months as of December 2025. A new lease could be available for a term longer than the above subject to discussion with the landlord.

Floor Area:

Gross Internal Area (GIA) is 3,677 sq ft (341.72 m²).

Price:

£29,950 Per Annum

Tenure:

The property is available by way of an assignment or sub-lease for 3 years and 4 months as of December 2025. A new lease could be available for a term longer than the above subject to discussion with the landlord.

Service Charge:

£ 637.21 + VAT per quarter (2026)

Rateable Value

£10,500 (April 2023 to present).
From 1 April 2026 £13,000 - 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:

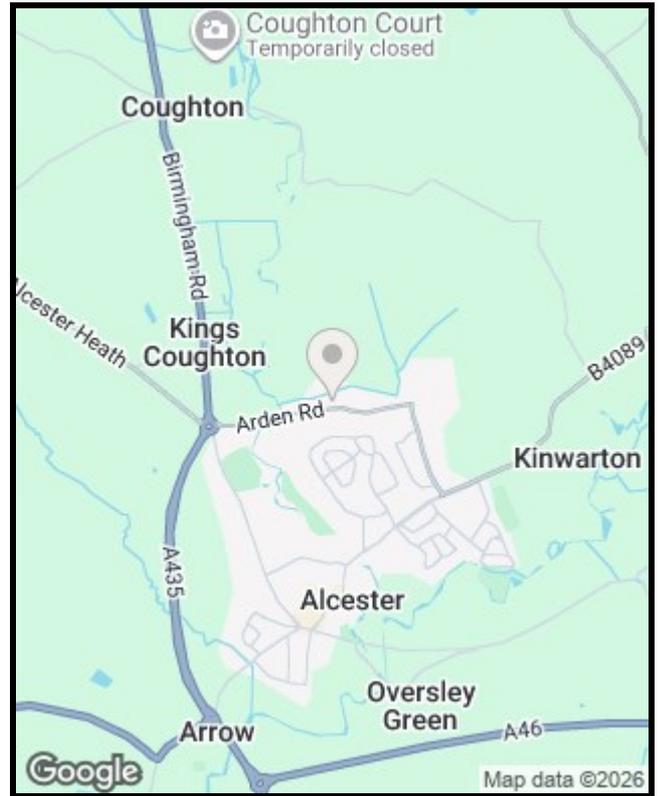
The landlord may ask the tenant to provide a deposit, this is typically the equivalent of three months worth of rent but could change and is subject of the tenant's financial status.

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:

Westbridge Commercial Ltd
1st Floor Offices
3 Trinity Street
Stratford Upon Avon
CV37 6BL
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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.



Awaiting Floorplan