

MODERN OFFICE PREMISES



Unit 3 & 4, Severn Court, Tything Road East, Alcester

- |   |                        |
|---|------------------------|
|  Richard Johnson                    | • 509 sq ft (47.30 m2) |
|  Sephie Portwood                    | • Two Offices Rooms    |
|  01789 415628                       | • Gated Site           |
|  richard@westbridgecommercial.co.uk | • Private Car Park     |
|  www.westbridgecommercial.co.uk     | • £495 pm + VAT        |

# Unit 3 & 4, Severn Court, Tything Road East, Alcester B49 6ER

## Location:

Approaching from the A435 Birmingham Road from Studley direction at the roundabout take the first exit on the B4089 Arden Rd and keep on this road through the estate until you come to a cross road. Carry on over the crossroad and up a slight gradient. On the right hand side is a Industrial building with a Sign "Severn Lamb". Directly after this building turn right through the blue gates and the office complex is to the rear.

## Description:

From the main reception area is the ground floor corridor that takes you to the door of Office 3. Office 3 measures approximately 16.5 ft by 12.4 ft (5 m x 3.8 m) with carpeted floor freshly painted walls and a window to the rear elevation. The main door has a five lever mortice lock on it making the office self-contained and there are 13 amp sockets in various locations as well as a suspended ceiling. From Office 3 is the door way to office 4 which is a longer room measuring 22.8 ft long by 13.4 ft wide (6.9 m by 4.1 m). The office has carpeted floor, freshly painted walls windows on the rear and side elevation, 13 am sockets, electric heaters and a suspended ceiling.

The general utility running costs are covered by a service charge which includes: Water & Sewerage, Buildings Insurance, Communal Heating & Lighting, Communal Cleaning, Communal Gardening, Heating & Lighting in Office, Communal Window Cleaning Externally & Re-stock of facilities i.e. soap & toilet paper. The Service charge is £107.74 pm + VAT.

## Floor Area:

Net Internal Area (GIA) is 509 sq ft (47.29 m2).

## Price:

£5,940 per annum.

## Tenure:

New lease available.

## Service Charge:

£107.74 per month payable.

## Rateable Value:

£6,500 source: [www.voa.gov.uk](http://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, this is included in the service charge. 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

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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](http://www.westbridgecommercial.co.uk).



