



FOR SALE

INDUSTRIAL/WAREHOUSE UNIT



Oak Tree Court, Arden Forest Way, Alcester, Warwickshire

- | | |
|---|---|
|  Richard Johnson | • 2,496 sq ft - 14,074 sq ft (232 m2 - 2130 m2) |
|  Sephie Portwood | • Modern Insulated Warehouse Units |
|  01789 415628 | • 9m Eaves Height |
|  richard@westbridgecommercial.co.uk | • LED Lighting |
|  www.westbridgecommercial.co.uk | • Solar Panels |

Oak Tree Court, Arden Forest Way, Alcester, Warwickshire B49 6GT

Location:

Heading South West towards Alcester on the A435 take the first exit at the roundabout towards the main Industrial Estate, cross over the river Arrow and take the first left next to IMA Swiftpack. Carry on onto Arden Forest Way and the development is located on the left hand side next to the Calgavin building.

Description:

Oak Tree Court is a new private development located off Arden Forest Way which is a new extension of the Industrial Estate at Alcester. Building B contains five units from 2,496 sq ft - 14,074 sq ft (232 m² - 2130 m²) available as single units or multiples thereof.

The units are being constructed with modern warehouse users in mind making the most of the buildings volume capacity with eaves heights of 9m. The buildings are constructed of steel portal frames with insulated TATA composite roof panels with clear double skin roof lights along with insulated two tone TATA side panels giving excellent thermal qualities.

Each unit will have an insulated roller shutter door, pedestrian door and ground and first floor windows allowing purchasers to fit the units out to their requirements. Internally the floors will be power floated reinforced concrete floors with a three phase power supply to each unit along with high bay LED energy efficient lighting as well as solar panels on the roof.

Externally the development will be landscaped with a mix of trees and shrubs and the site itself has established Oak trees to the Northern boundary which abuts the Heart of England Forest which was planted with saplings within the last 6 years.

Each unit has allocated parking provisions and a concrete unloading apron outside each roller shutter door.

Floor area:

2,496 sq ft - 14,074 sq ft (232 m² - 2130 m²).

Price:

On application.

Tenure:

125 year leasehold.

Service charge:

Each owner will pay a fair and proper contribution to the upkeep of the common areas, based on sq ft occupied.

Rateable Value:

To be rated, 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 maybe entitle 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 heir business.

Legal Costs & Holding Deposit

Each party pays their own legal costs.

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 to be confirmed.

A full copy of this report will be 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.



Oak Tree Court			
Building B			
Unit No.	Size m2	Size sq ft	Net Cost
9	293	3,153	£630,600
10	261	2,808	£561,600
11	261	2,808	£561,600
12	261	2,808	£561,600
14	232	2,496	£499,200
Total	1,308	14,074	