westbridge COMMERCIAL

TO LET

MODERN OFFICE PREMISES

Gainsborough House, Campden Business Park, Battlebrook Drive, Chipping Campden

Richard Johnson

Sephie Portwood

01789 415628

richard@westbridgecommercial.co.uk

www.westbridgecommercial.co.uk

- **Sizes from 163 sq ft to 185 sq ft**
- **Elctricity, Gas and Water Rates Included**
- **Kitchen Facilities**
- **Superfast Broadband Available (£40 pm)**
- **On-Site Dedicated Car Parking**
- **Prices from £340 pcm to £360 pcm + VAT**

Location:
Campden Business Park is located off Station Rd which is 1.2 miles from Chipping Campden High Street. The site is 19.8 miles from the M5 at Tewksbury and 23.4 miles from the M40 at Banbury and is easily accessible with the A46 at Evesham which is just 9.6 miles away. All distances are from google maps.

Description:
Gainsborough House is a two-storey modern office building located on this privately-owned business park at Chipping Campden. The property is accessed via a main communal front door with communal hallway, toilets and kitchens on both ground and first floor. There is a selection of self-contained managed office suites each of which having its own lockable front door, window, 13amp electrical points, well finished interiors and the use of high-speed fibre broadband (at a cost of £40 per month).

Included in the rent are the following services: - Rent, electricity, gas, water rates, dedicated on-site office car parking, kitchen facilities, buildings insurance, external maintenance and landscaping, cleaning of the office common areas and refuse disposal.

Floor Area:
Net Internal Area (NIA) is 163 sq ft (15.15 m2) and 185 sq ft (17.19 m2)

Price:
Small offices - £340 per month
Larger offices - £360 per month

Tenure:
New lease available.

Service Charge:
Included in the rent.

Rateable Value:
To be confirmed for each office as rated separately. 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:
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.
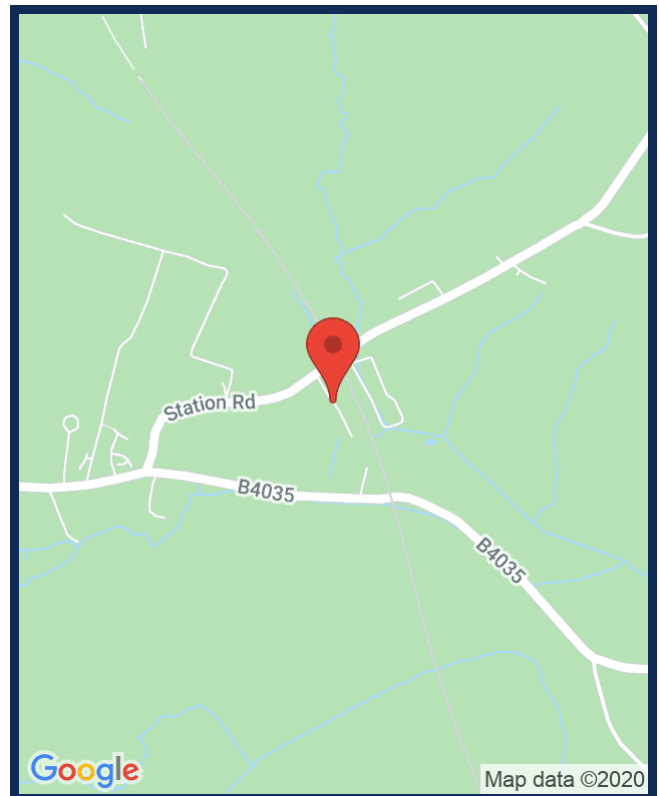
VAT:
Value Added Tax at the prevailing rate is applicable on all costs shown in these particulars apart from business rates.

EPC:
The Energy Performance Rating of the property is 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.