

westbridge

COMMERCIAL

TO LET

## MODERN OFFICE PREMISES



### Turnpike Gatehouse, Alcester Heath, Alcester



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- Sizes from 377 sq ft (35.03 m2)
- Refurbished Offices
- Ground & First Floor Options
- Options to Combine Suites
- Ample Off Road Allocated Parking
- Common Facilities

# Turnpike Gatehouse, Alcester Heath, Alcester B49 5JG

## Location:

Located just off the roundabout at Alcester Heath on the B4090 the site is 1.2 miles from Alcester Town Centre and 9.0 miles to Stratford upon Avon. Motorway access to the M42 is 10 miles to junction 3 and 14 miles to junction 15 of the M40.

## Description:

**Office 1a & 1b \*\* NOW LET \*\*** Ground floor refurbished office with thirteen new LED lights in the suspended ceiling, new carpets, various floor boxes, five radiators, data/ring main trunking, dual aspect views as well as the benefit of security grills on the inside of the windows. The offices are accessed off the ground floor and consist of two rooms with a combined NIA of 59.66 m<sup>2</sup> or 642 sq ft. The office is available on new terms at a rent of £9,000 per annum + VAT as a stand alone unit or could be combined with other offices available on the ground floor or first floor..RV TBC.

**Office 2** - Ground floor refurbished office with eleven new LED lights in the suspended ceiling, new carpets, eight floor boxes, dual aspect views, own door directly from the car park and three radiators. The office is accessed off the ground floor hallway or from a door to the car park directly. The office is a rectangle shaped room measuring 65.7 m<sup>2</sup> or 707 sq ft NIA. The office is available on new terms at a rent of £9,900 per annum + VAT as a stand alone unit or could be combined with other offices available on the ground floor or first floor. RV = £8,100 source: [www.vo.gov.uk](http://www.vo.gov.uk) .

**Office 3** -Ground floor refurbished office with sixteen new LED lights in the suspended ceiling, four radiators, new carpets, dual aspect views to the side and rear elevations. The room is a slight L shaped with very useable open plan floor space totalling 87.82 m<sup>2</sup> or 945 sq ft NIA. The office is available on new terms at a rent of £12,500 per annum + VAT as a stand alone unit or could be combined with other offices available on the ground floor or first floor. RV TBC.

**Office 4 \*\* NOW LET \*\*** Ground floor refurbished offices with one open plan room and a further six smaller rooms ideal for different meeting rooms for different teams or departments and also very useful for meeting rooms or directors' offices etc. The office has also had new LED lights in the suspended ceilings, new carpets, all the partitions and walls have been painted, there are views on all three sides of the office as well as radiators and floor boxes. This office has its own kitchen area and can interjoin to office 3 if required. The overall NIA is 142.65 sq ft m<sup>2</sup> or 1,535 sq ft and is available on new terms at a rent of £18,500 per annum + VAT. RV TBC.

**Office 2a** - First floor refurbished office with ten new LED lights in the suspended ceiling, new carpets, dual aspect views, new carpets and three radiators. The office has a NIA of 73.6 m<sup>2</sup> or 792 sq ft and is available on new lease terms at a rent of £11,000 per annum + VAT. RV = £4,100 source: [www.vo.gov.uk](http://www.vo.gov.uk) .

**Office 2b \*\* NOW LET \*\*** First floor refurbished office with six new LED lights in the ceiling, new carpets, trunking for data/ring main and one radiator. The office room measures 35.03 m<sup>2</sup> or 377 sq ft NIA. The office is available on new lease terms at a rent of £5,625 per annum + VAT. RV = £4,100 source: [www.vo.gov.uk](http://www.vo.gov.uk) .

## Price:

From £5,625 per annum + VAT.

## Tenure:

New lease available.

## Service Charge:

There will be a service charge payable based upon sq ft occupied.

## 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 = 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:

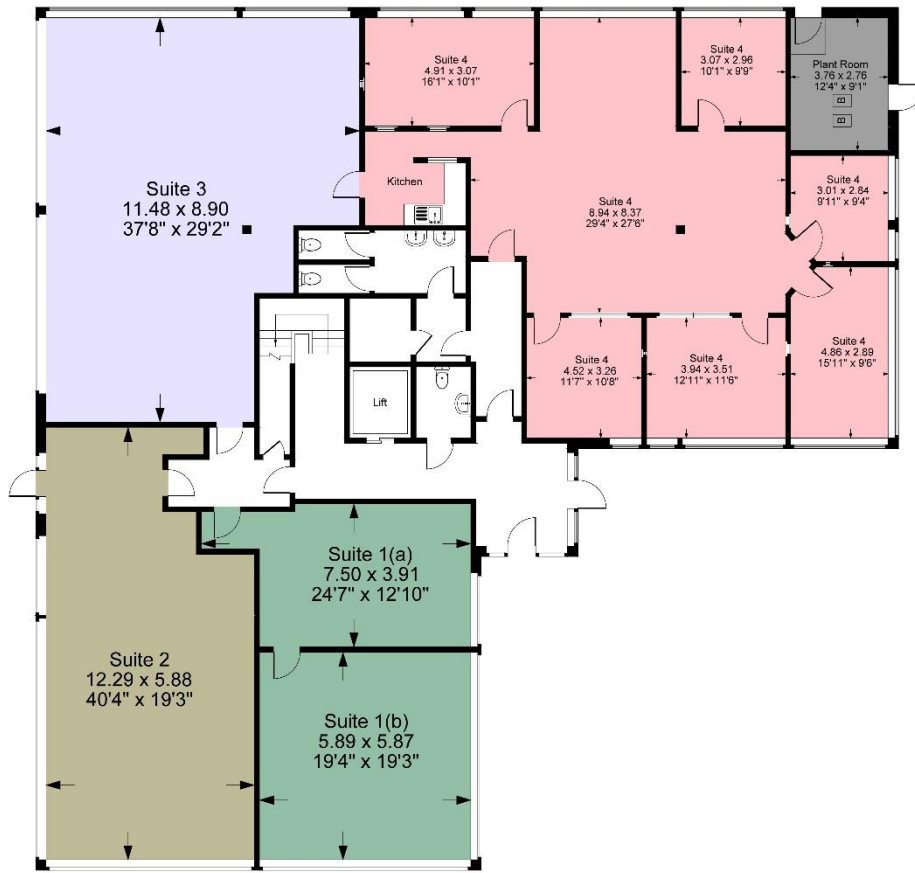
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## GDPR

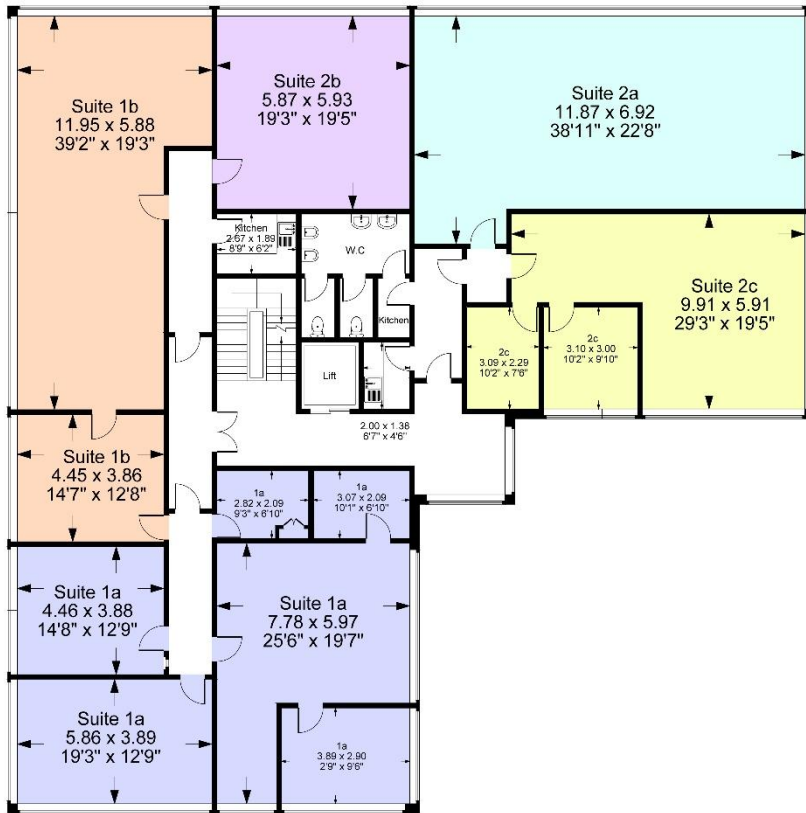
You have requested a viewing of a property and therefore we will require certain pieces of personal information from you in order to provide a professional service to you and our client. Should you wish to take up a tenancy the process will involve collecting personal information about you or your company 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).



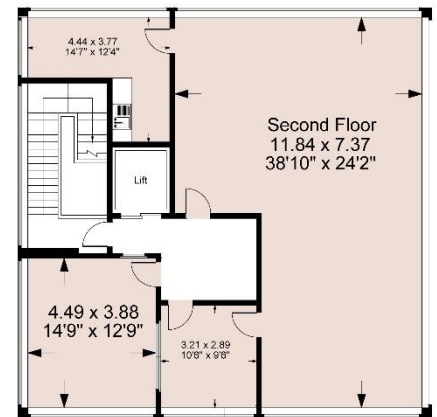


Ground Floor

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



First Floor



Second Floor

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