

westbridge

COMMERCIAL

TO LET

## INDUSTRIAL/WAREHOUSE UNIT



17 Arden Business Centre, Arden Forest Industrial Estate, Alcester



Richard Johnson



Sephie Portwood



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

- 4,104 sq ft (382.27 m<sup>2</sup>)
- £32,800 pa + VAT
- Refurbished
- Ideal Trade Counter 2 doors from Screwfix
- Ground Floor Reception or Showroom
- Mezzanine

# 17 Arden Business Centre, Arden Forest Industrial Estate, Alcester B49 6HW

## Location:

The unit is located on the Arden Forest Industrial Estate just outside of Alcester with good transport links to the M5, M42 and M40. Heading towards Alcester on the A435 at the roundabout take the first exit onto the B4089 keep going forward and Arden Business Centre is on the left hand side (third turning left). Unit 17 is situated at the end of the terrace next to tools and fixings trade counter and two doors from Screwfix.

## Description:

The unit is located two doors away from Screwfix Direct and has just been refurbished. 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. The concrete floors have been epoxy painted with newly painted block work walls new overhead LED lights due to be installed. There is a ground floor reception office/showroom, further works office with a ground floor toilet and kitchen. There is a mezzanine deck area with hand rail totalling 919 sq ft (85.37 m<sup>2</sup>). The overall ground floor area is 3,185 sq ft (295.89 m<sup>2</sup>). The unit has a three phase electric supply, roller shutter access and is the end of the terrace ideal for extra tandem parking.

## Floor Area:

Gross Internal Area (GIA) is 3177 sq ft (295.15 m<sup>2</sup>).

## Price:

£32,800 pa + VAT

## Tenure:

New lease available.

## Service Charge:

£2,184.80 pa + VAT (2023)

## Rateable Value:

£15,750 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. 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 £2000 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 = E.

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).

