

westbridge

COMMERCIAL

TO LET

INDUSTRIAL/WAREHOUSE UNIT



Unit A, Britannia House, 22 Tything Road, Kinwarton, Alcester



Richard Johnson



Sephie Portwood



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www.westbridgecommercial.co.uk

- 7,533 sq ft (700.12 m²)
- 9 Parking Spaces
- Two Office Rooms
- Kitchen/Breakout Room
- 4m Eaves Height
- 9m Ridge Height

Unit A, Britannia House, 22 Tything Road, Kinwarton, Alcester B49 6EX

Location:

Approaching the Arden Forest Industrial Estate on B4089 drive through the estate until you reach the cross roads and turn left onto Kinwarton Farm Road. Take the next right hand turning onto Tything Road and the unit is located to the right hand side (East) of Britannia House.

Description:

An Industrial/Warehouse building constructed from a steel portal frame with profile roof and wall sheets.

The unit is mostly open plan internally with 4.00 m eaves, 9.00 m ridge and a concrete floor slab. There is a roller shutter door at the north end which opens up into a yard area. To the far end of the warehouse are two office rooms, a hallway leading to the toilets as well as a kitchen/break out room and fire exit.

Externally there is a generous allocated parking area to the East of the building which would accommodate 9 cars.

Floor Area:

Gross Internal Area (GIA) is 7,533 sq ft (699.84 m²).

Price:

£48,964 per annum.

Tenure:

New lease available.

Service Charge:

A fair and reasonable proportion of the communal costs will be payable by the tenant, based on sq ft occupied.

Rateable Value:

£51,000 (April 2023) 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 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 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:

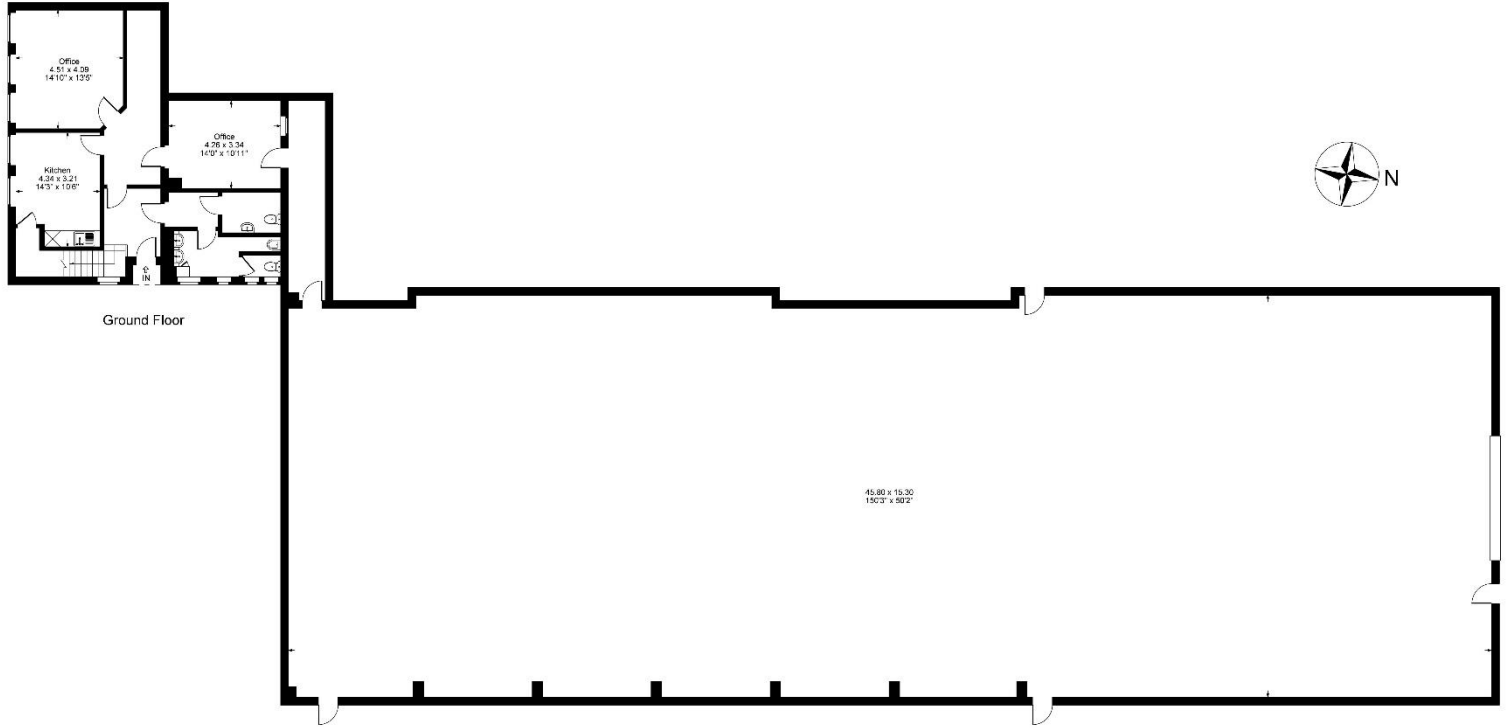
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GDPR

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.





Approximate Gross Internal Area
Total Area = 791.84 sq m / 8523 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.