

westbridge

COMMERCIAL

TO LET

## MODERN OFFICE PREMISES



Unit I, Severn Court, Tything Road East, Alcester

 Richard Johnson  
 Sephie Portwood  
 01789 415628  
 richard@westbridgecommercial.co.uk  
 www.westbridgecommercial.co.uk

- 269.8 sq ft (25.06 m2)
- Flexible Lease
- Gated Entrance
- Private Car Park
- £303.53 pm + VAT
- Service Charge £56.50 pm + VAT

# Unit 1, Severn Court, Tything Road East, Alcester B49 6ER

## Location:

Approaching from the A435 Birmingham Road from Studley direction at the roundabout take the first exit on the B4089 Arden Rd and keep on this road through the estate until you come to a cross road. Carry on over the crossroad and up a slight gradient. On the right hand side is an industrial building with a sign "Severn Lamb". Directly after this building turn right through the blue gates and the office complex is to the rear.

## Description:

From the main reception area is the ground floor corridor that takes you to the door of Office 1. Office 1 measures approximately 269.8 sq ft (25.06 m2) with newly fitted carpeted floor and freshly painted walls. The main door has a five lever mortice lock on it making the office self-contained and there are 13 amp sockets in various locations as well as a suspended ceiling, electric heaters and various windows.

The general utility running costs are covered by a service charge which includes: water & sewerage, buildings insurance, communal heating & lighting, communal cleaning, communal gardening, heating & lighting in office, communal window cleaning externally & re-stock of facilities i.e. soap & toilet paper.

The Service charge is £56.50 pm + VAT.

## Floor Area:

Net Internal Area (NIA) is 269.8 sq ft (25.06 m2)

## Price:

£3,642.36 per annum.

## Tenure:

New lease available.

## Service Charge:

£56.50 per month + VAT

## Rateable Value:

£3,450 (2023) 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 £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 = D.

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

Westbridge Commercial Ltd  
1<sup>st</sup> Floor Offices  
3 Trinity Street  
Stratford Upon Avon  
CV37 6BL  
Tel: 01789 415 628  
[richard@westbridgecommercial.co.uk](mailto: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](http://www.westbridgecommercial.co.uk).

