

westbridge

COMMERCIAL

TO LET

INDUSTRIAL/WAREHOUSE UNIT



Unit 3 The Halt, Birds Business Park, Station Road,
Long Marston, Stratford-Upon-Avon



Richard Johnson



Sephie Portwood



01789 415628



richard@westbridgecommercial.co.uk



www.westbridgecommercial.co.uk

- 3,362 (312.57m²)
- Modern Industrial Unit
- Mezzanine
- 3 Phase Power
- Off Road Parking
- £20,647 per annum + VAT

Unit 3 The Halt, Birds Business Park, Station Road, Long Marston, Stratford Upon Avon CV37 8RP

Location:

Station Road, Long Marston is located 7 miles South West of Stratford upon Avon and 12.8 miles from the M40 junction 15. The site is accessed by heading out of Stratford upon Avon in the South West direction on the B4362 and then taking the right hand turning heading West onto Station Road. Birds Business Park is located on the left hand side opposite the Greenway public footpath.

Description:

A terraced Industrial/Warehouse Unit with external unloading apron and parking spaces to the front elevation of the unit.

The unit is accessed via a new Upvc door with lockable security gate. The entrance doors takes you into an office room suitable for two/three desks. The from the office room is the main warehouse area with access to two ground floor toilets. The main warehouse is open plan and measures 17.77 m deep by 12.28 m wide with a roller shutter access door to the front elevation. The warehouse has a maximum ridge height of 6.95m and a maximum eaves height of 6.00 m. To the right hand side of the warehouse is a mezzanine floor level accessed via a set of steel stairs which gives a further 1,015 sq ft (94.36 m2) in two parts either side of the staircase.

The property is due to have the lighting changed to LED, the floor painted and it has it's own three phase power supply along with mains water supply. The unit sits off a main private service road and the road is behind lockable gates for added security.

Floor Area:

Gross Internal Area (GIA) is 3,362 sq ft (312.34 m2).

Price:

£20,647 per annum.

Tenure:

New lease available.

Service Charge:

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

Rateable Value:

£15,250 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:

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
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.



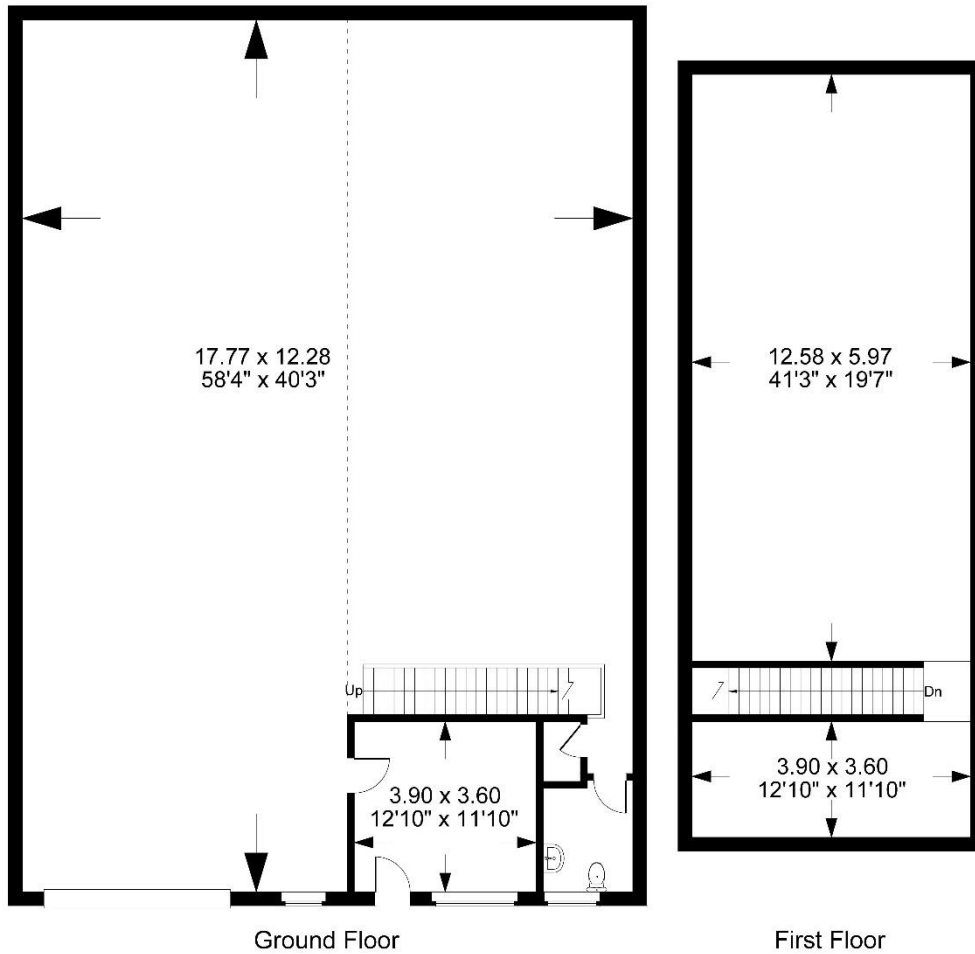


Illustration for identification purposes only,
 measurements are approximate, not to scale.