



# TO LET

## MODERN INDUSTRIAL UNIT WITHIN A GATED DEVELOPMENT



**Unit B, 4 Springfield Business Park, Adams Way  
Alcester, B49 6PU**

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- Gated Site
- 2,221 sq ft (206.34 m<sup>2</sup>)
- Mezzanine Offices
- 5 Parking Spaces
- £19,000 pa + VAT

# Unit B, 4 Springfield Business Park, Adams Way, Alcester, Warwickshire B49 6PU

## Location:

Approaching from the north on the Birmingham Road A435 from Studley, take the first exit at the roundabout onto the main Arden Road B4089 after this passes over the River Arrow, take the first turning on the right hand side sign posted Adams Way. At the end of Adams way turn right again and plot 4 is on the left hand shortly after this turning.

## Description:

A modern industrial unit constructed in 2015 from a steel portal frame with cavity brick work at low level, composite micro-rib sheeting at high level, with profile composite roof sheeting and double skin roof lights. The unit has an up and over sectional overhead door which measures 4.1 m x 4.36 m operated by an electric motor.

There is a separate pedestrian door which leads into the main entrance hall, off the main entrance hall is a disabled toilet and a separate kitchen along with a separate office suitable for two desks. From the main entrance hall is a door to the warehouse which is open plan and two storey in height for 50% of the warehouse and there is a further under stores area beneath the mezzanine offices. There is a staircase from the main entrance leading to the first floor offices which are open plan with three windows overlooking the warehouse and a large window in the front elevation giving lots of natural light. The offices internally could split up to individuals requirements (subject to the necessary consents) to provide separate meeting rooms or a board room, etc. The building has a minimum eaves height of 5.3 m with a ridge height of 6.49 m in the warehouse area. There are two anti-ram bollards in front of the up and over sectional overhead door and a concrete unloading apron giving access to delivery vehicles, there are also five parking spaces directly outside the front of the building and the building itself sits within a gated plot with a set of double swinging galvanised steel gates which are locked at night.

## Floor Area:

Gross Internal Area (GIA) is 2,220 sq ft (206.44 m<sup>2</sup>).

## Price:

£19,000 per annum.

## Tenure:

New lease available.

## Service Charge:

£300.00 per annum payable.

## Rateable Value:

£11,250 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 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:

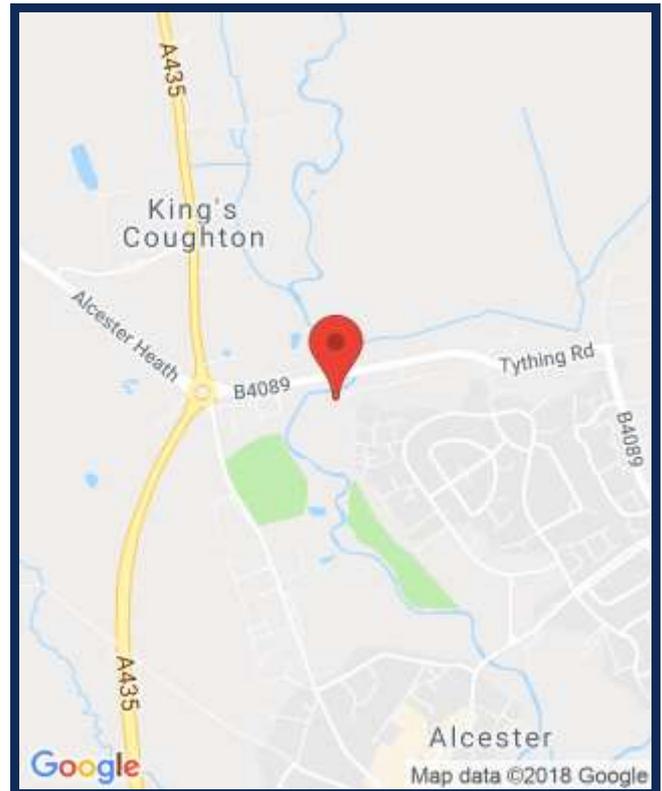
Standard commercial terms are that the landlord insures the building and the tenant pays the landlord the cost of the buildings insurance annually. The current annual cost at the time of print is £380. The tenant will be responsible for insuring their own stock, content and liabilities.

## 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 = 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

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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).

