



TO LET

INDUSTRIAL/WAREHOUSE UNIT



Unit 4 Cowsden Bank Farm, Naunton Road, Worcester



Richard Johnson



Sephie Portwood



01789 415628



richard@westbridgecommercial.co.uk



www.westbridgecommercial.co.uk

- 9,280 sq ft (862.42 m²)
- 7.65 m Eaves Height
- 10.27 m Ridge Height
- 6.5 miles from J6 of M5 Motorway
- £46,400 pa + VAT

Unit 4 Cowsden Bank Farm, Naunton Road, Worcester, WR7 4NU

Location:

Heading East from the Worcester direction on the A44 take the right hand turning at Upton Snodsbury on the B4082, Cowsden Bank Farm is located on the right hand side 1.4 mile off the B4082 main road turning.

Description:

A steel portal frames building with excellent eaves height of 7.65 m and a ridge height of 10.27 m. The building has concrete panels at lower level and profile steel cladding above it. The roof is constructed from profile sheet with clear roof lights and the unit will soon have high bay LED lights on chains. The door is an electronically operated roller shutter door which measures 6.00 m wide by 5.95 m high. The floor is a power floated concrete and the unit has a three phase electrical supply to it. Outside there is parking directly outside the unit with generous concrete service road. The site is accessible 24 hours a days and separate yards are available to let directly opposite. The site has a shared toilet facility.

Floor Area:

Gross Internal Area (GIA) is 9,280 Sq Ft (862.42 m²)

Price:

£46,400 Per Annum + VAT

Tenure:

New Lease Available

Service Charge:

The tenant will pay a fair and proper contribution towards the upkeep of the common areas, based on sq ft occupied.

Rateable Value

To be confirmed, 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 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:

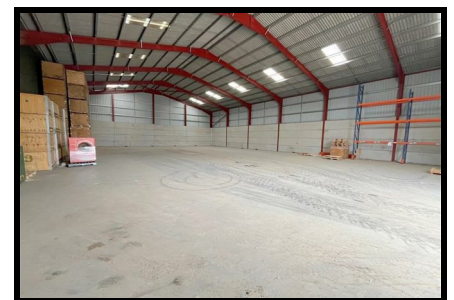
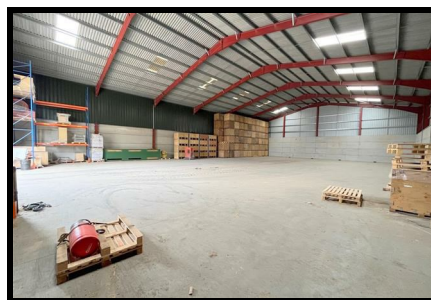
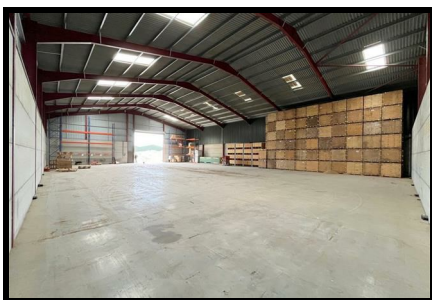


Richard Johnson:

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.



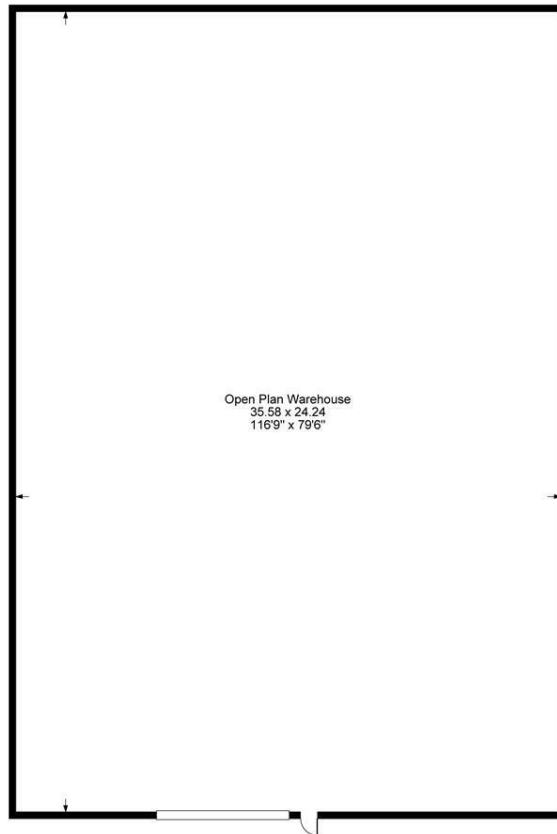


Illustration for identification purposes only,
measurements are approximate, not to scale.