



THE COMMERCIAL PROPERTY SPECIALISTS

TO LET

WAREHOUSE/INDUSTRIAL PREMISES

1,250 sq ft
(116.13 sq m)



**UNIT 22 WATERLOO PARK, WATERLOO INDUSTRIAL
ESTATE, BIDFORD-ON-AVON, WARWICKSHIRE B50 4JH**



- ◆ Fully refurbished.
- ◆ 3 phase electricity.
- ◆ LED lighting.
- ◆ Height to eaves: 3.21 m.
- ◆ Roller shutter door access.
- ◆ 3 car parking spaces.

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LOCATION

The property is located on Waterloo Industrial Estate, to the north of Bidford-on-Avon, approximately 7 miles from Stratford-upon-Avon and 8 miles from Evesham. Junction 9 of the M5, Junction 15 of the M40 and Junction 3 of the M42 are all within a 20 minute drive to the property.

DESCRIPTION

The property comprises a mid terraced industrial building of steel portal frame construction, with brick/block elevations. The property benefits from a height to eaves of approximately 3.21 m, roller shutter door access, WC facilities and LED lighting. Within the building there is a first floor office.

Externally there are 3 car parking spaces and vehicle loading.

ACCOMMODATION

Gross internal floor areas approximately:

	sq ft	sq m
Unit 22	1,250	116.13

TENURE

The property is available on a new full repairing and insuring lease, on terms to be agreed.

RENTAL

£15,000 per annum exclusive.

SERVICE CHARGE

A service charge is levied for the maintenance and upkeep of areas. The service charge is £548.72 plus VAT.

INSURANCE

The landlord is to insure and recharge to the tenant.

EPC

An EPC has been commissioned and will be available shortly.

SERVICES

We are advised that mains water, drainage and 3-phase electricity are connected or available. However, interested parties are advised to check the position with their advisors/contractors.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

All figures quoted do not include VAT which is payable at the current prevailing rate.

RATES

We are advised by the Valuation Office Agency website that the current assessment is as follows:-

Rateable Value: £7,500

The above rates payable figure does not take into account Small Business Rates Relief and/or Transitional Relief/Surcharges which may be applicable. Interested parties should enquire to the Local Authority to confirm their specific liability.

WEBSITE

A virtual tour, together with aerial photography and further information is available at bulleys.co.uk/waterloopark22

VIEWING

Strictly by prior appointment with the sole agent Bulleys at their Worcester office.
Tel: 01905 633333