



TO LET

INDUSTRIAL/WAREHOUSE UNIT



Unit 23 Kinwarton Farm Road, Alcester

-  Richard Johnson
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- 1,942 sq ft (180.32 m2)
- Industrial/Warehouse Unit
- Mezzanine Floor Area
- Parking For 3 Cars
- Gated Site with 24 Hour Access

Unit 23, Kinwarton Farm Road, Alcester, B49 6EH

Location:

Property is accessed via the main B4089 through road, which leads to a cross roads with Kinwarton Farm Road where a left hand turning takes you to the end of Kinwarton Farm Road, which is a cul-de-sac, unit 23 is located to the left hand side at the end of the cul-de-sac behind secure palisade gates.

Description:

A semi detached industrial/warehouse unit with roller shutter door measuring 4m wide x 4m high, with a minimum eaves height of 6m and ridge height of 6.5m. The building has a ground floor power floated concrete slab measuring 9.54m x 11.88m, within this slab is a block built toilet and kitchen facility along with a large reception/office room. There is a mezzanine deck area installed giving further storage at first floor with adequate pedestrian head height.

The property itself is located behind secure lockable gates and has the benefit of three parking spaces with turning and loading/unloading area, further on street parking is available on the Kinwarton Farm Road. Viewing is strictly by appointment with the sole agents, Westbridge Commercial Ltd.

Floor Area:

Gross Internal Area (GIA) is 1,942 sq ft (180.32 m2).

Price:

£14,238 per annum

Tenure:

New Lease Available

Service Charge:

This is to be confirmed but in general terms the tenant pays a fair and proper contribution towards the upkeep of the common areas based on sq ft occupied.

Rateable Value

1st April 2026 = £8,600, 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.

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 = E.

A full copy of this report is available from the agent's office upon request.

Viewing:

Viewing strictly by prior appointment with sole agent:

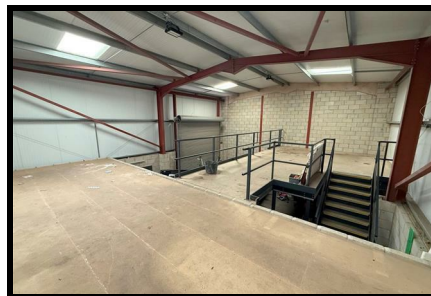


Richard Johnson:

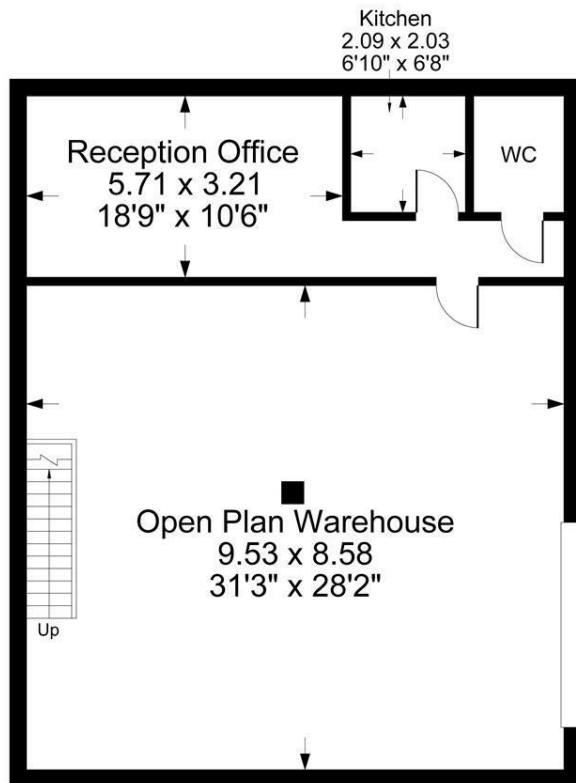
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GDPR:

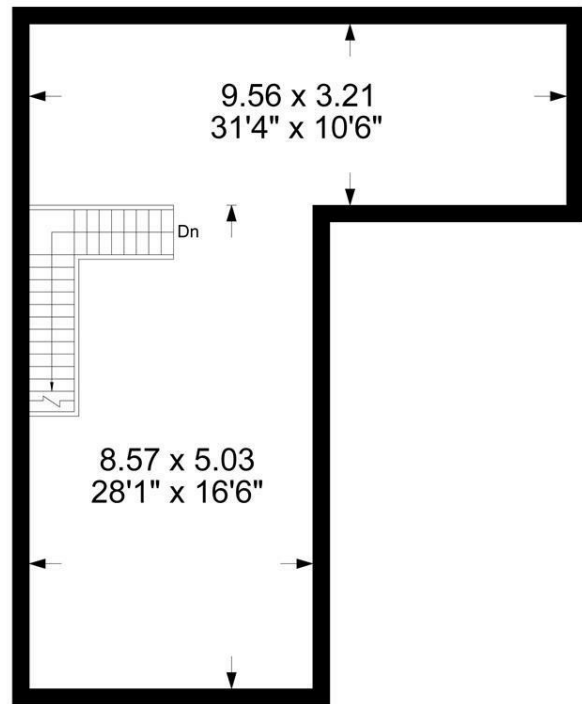
You have requested a viewing of a property and therefore we will require certain pieces of personal information from you in order to provide a professional service to you and our client. Should you wish to take up a tenancy the process will involve collecting personal information about you or your company 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.



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Ground Floor



First Floor

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

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