

LIGHT INDUSTRIAL/WAREHOUSE UNIT



Unit 6, Crab Apple Court, Crab Apple Way, Vale Park, Evesham



Richard Johnson



Sophie Portwood



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www.westbridgecommercial.co.uk

- To Let On A New Lease
- 2,120 sq ft (197.03 m²)
- Modern Unit
- 4 Parking Spaces
- £21,200 pa + VAT

Unit 6, Crab Apple Court, Crab Apple Way, Vale Business Park, Evesham, Worcestershire, WR11 1AE

Location:

Heading towards Vale Park on the A46 from the Northerly direction at the roundabout take the first turning which leads into Vale Park, At the first roundabout on Vale Park take the first left onto Crab Apple Way, Crab Apple Court is located on the left hand side next to Paul Matthew Transport Limited.

Description:

*** 6 MONTHS RENT FREE *** SUBJECT TO MINIMUM LEASE TERM ***

A modern unit constructed from a steel portal frame with insulated roof sheets and wall sheets, cavity brickwork at lower level and power floated concrete floors. The unit comes fitted with ground floor kitchen and two toilets with a first floor office room with window to the front elevation as well as LED lighting. The balance of the unit on the ground floor is open plan warehouse space with LED lights on chains, electrically operated roller shutter doors and a three phase distribution board.

The unit has four parking spaces externally plus the use of its own concrete unloading apron.

Floor Area:

Gross Internal Area (GIA) is 2,120 sq ft (196.95 m2).

Price:

£21,200 per annum.

Tenure:

New lease available.

Service Charge:

To be confirmed.

Rateable Value:

£18,250 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

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1st Floor Offices
3 Trinity Street
Stratford Upon Avon
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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.



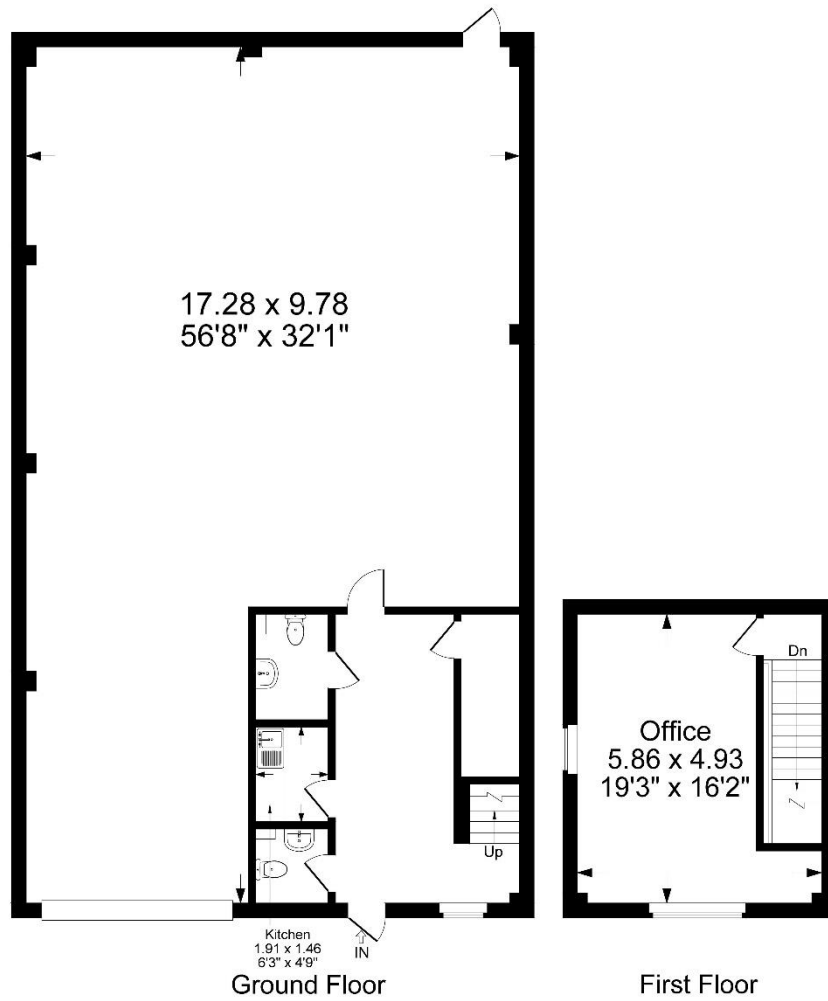


Illustration for identification purposes only,
measurements are approximate, not to scale.