

MODERN OFFICE PREMISES



Office Suite 2a FF, Turnpike Gatehouse, Alcester Heath, Alcester



Richard Johnson



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[www.westbridgecommercial.co.uk](http://www.westbridgecommercial.co.uk)

- Modern First Floor Office
- 789 sq ft (73.33 m<sup>2</sup>)
- Corner Suite
- Option to Combine Suites
- £9,468 pa + VAT

# Office Suite 2a FF, Turnpike Gatehouse, Alcester Heath, Alcester B49 5JG

**Location:**

Located just off the roundabout at Alcester Heath on the B4090 the site is 1.2 miles from Alcester Town Centre and 9.0 miles to Stratford upon Avon. Motorway access to the M42 is 10 miles to junction 3 and 14 miles to junction 15 of the M40.

**Description:**

A first floor modern office suite within Turnpike Gatehouse Offices. The room is a slight L shaped with very useable open plan floor space totalling 73.33 m2 or 789 sq ft NIA. The office is available on new terms at a rent of £9,468 per annum + VAT. (NB. photos shown are a selection of the offices within Turnpike Gatehouse, not necessarily those available.)

**Floor Area:**

Net Internal Area (NIA) is 789 sq ft (73.33 m2)

**Price:**

£9,468 Per Annum

**Tenure:**

New Lease Available

**Service Charge:**

The tenant will pay a fair and proper contribution towards the common areas via a service charge based on sq ft occupied.

**Rateable Value**

1 April 2026 £13,500, 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 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.

**EPC:**

The Energy Performance Rating of the property is = C.

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).



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