

INDUSTRIAL/WAREHOUSE UNIT



Unit 20, Cadle Pool Farm Business Park, Stratford Upon Avon



Richard Johnson



Sephie Portwood



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www.westbridgecommercial.co.uk

- 4,894 sq ft (454.90 m²)
- New Toilet & Offices
- 5.39 m Eaves Height
- 7.54 m Ridge Height
- 3 Phase Electric Supply

Unit 20, Cadle Pool Farm Business Park, Stratford Upon Avon, CV37 9RE

Location:

Leaving Stratford upon Avon on the Alcester Rd branch right onto the ridgeway opposite the Texico Tollhouse Garage, pass over the A46 Bridge and Cadle Pool Farm is the second turning on your right past the A46 Bridge. Carry on down the drive and bear to the left and enter the business park with most of the units being on your right hand side. The site is located 1.8 miles from the centre of Stratford and 7.5 miles from junction 15 of the M40 motorway.

Description:

The unit is constructed from a steel portal frame with insulated twin skin profile roof sheeting, profile wall sheets with concrete panels at low level and new facing brickwork with roller shutter to the front elevation. The floor is a power floated concrete floor slab measuring 18.97 m by 23.96 m and the landlord has installed a twin toilet block and an internal office/kitchen facility together with new LED lighting.

The access doors have been upgraded to a new electric roller shutter, and the unit has a three phase electric supply, water supply and external parking to the front of the unit the width of the building.

There is potential to rent further external parking or yard space on the site subject to availability.

Floor Area:

Gross Internal Area (GIA) is 4,894 sq ft (454.90 m2)

Price:

£36,675 + VAT Per Annum

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

1 April 2026 - £36,750, 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 £2000 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
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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.



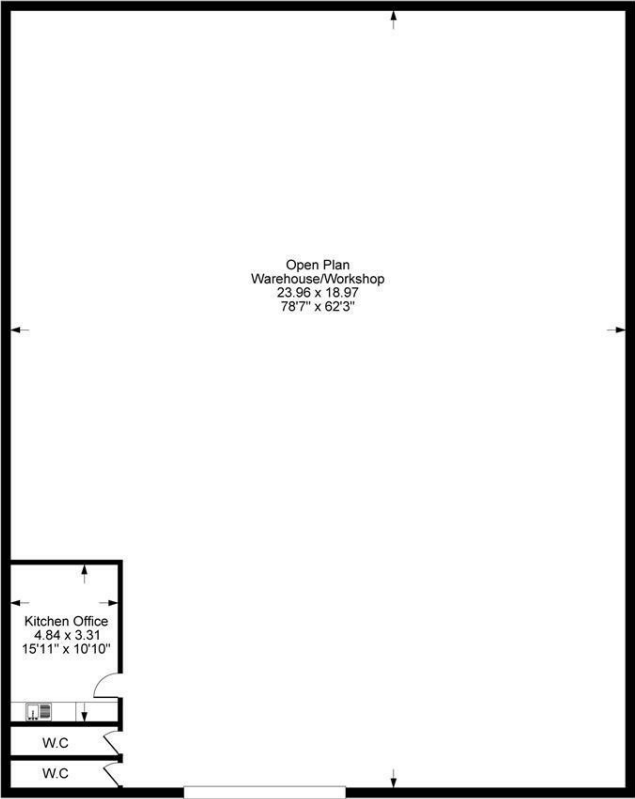


Illustration for identification purposes only,
measurements are approximate, not to scale.