

INDUSTRIAL/WAREHOUSE UNIT



E5 B Astwood Business Park, Astwood Bank, Redditch



Richard Johnson



Sophie Portwood



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www.westbridgecommercial.co.uk

- 2,107 sq ft (195.86 m²)
- Internal Offices To Be Built
- Two Toilets & Kitchen
- Insulated Unit
- £16,950 pa + VAT

E5 B Astwood Business Park, Astwood Bank, Redditch B96 6HH

Location:

Situated on Astwood Lane just out of the village of Astwood Bank and only 5 miles from Redditch. Redditch has access to the M42 at junction 2 and nearby Bromsgrove has access to the M5 Motorway

Description:

A modern industrial unit which will form an extension of the existing E block and will be effectively the end of the terrace. The unit will have a roller shutter door and pedestrian door to the front of the unit. The unit will come with kitchen, toilet facilities and small office accommodation over two rooms. The unit has a mono pitch roof and will be constructed of composite panelled profile sheeting. The floor will be power floated concrete slab with concrete unloading area outside the roller shutter door.

The site itself is well kept and has the benefit of an onsite manager and a full CCTV system.

N.B We have shown photos of unit E5A which is next door and the same size due to the fact that we cannot gain access to E5B for photographs at present.

Floor Area:

Gross Internal Area (GIA) is 2,107 sq ft (195.86 m2).

Price:

£16,950 per annum

Tenure:

New Lease Available

Service Charge:

2026 Service Charge -

Rateable Value

£14,250 1 April 2026, 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.

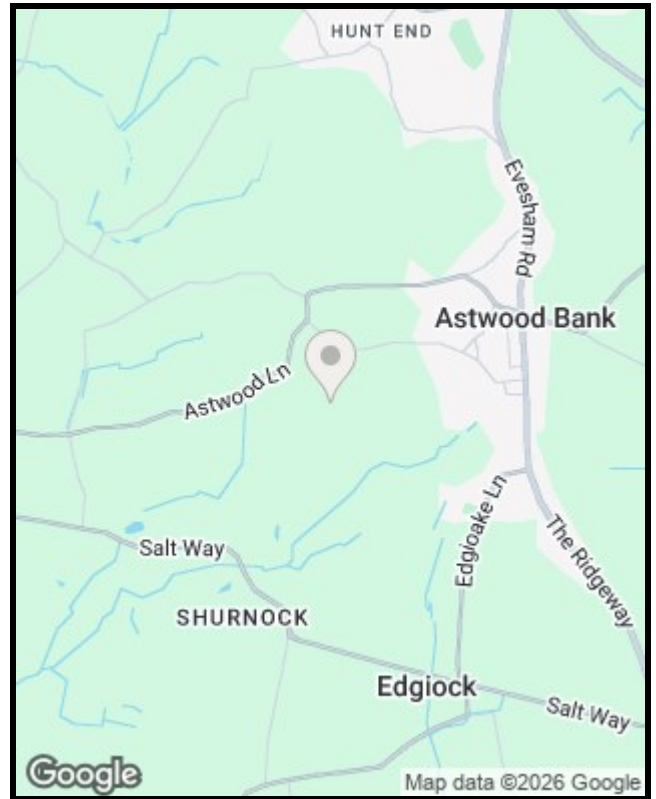
EPC:

The Energy Performance Rating of the property is = C.

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

Viewing:

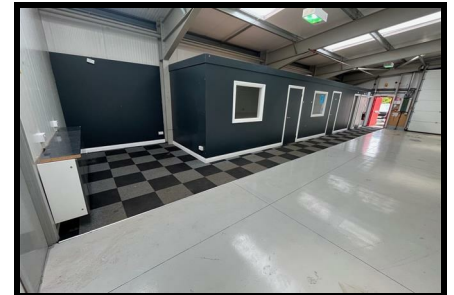
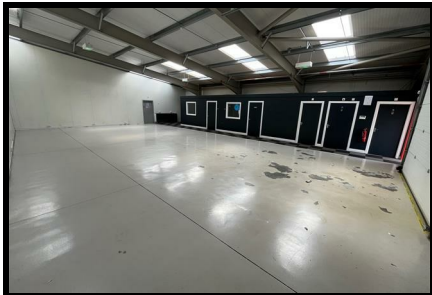
Viewing strictly by prior appointment with sole agent:

**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.



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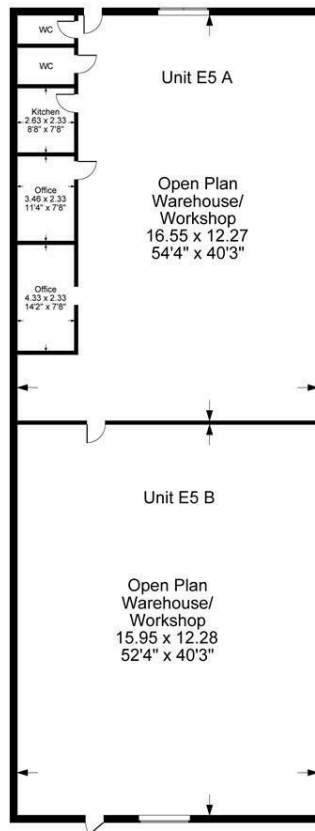


Illustration for identification purposes only,
measurements are approximate, not to scale.