

INDUSTRIAL/WAREHOUSE UNIT



Unit 28 Cadle Pool Farm Industrial Estate, Stratford-Upon-Avon

- | | |
|---|------------------------------------|
|  Richard Johnson | • 2,660 sq ft (247.12m2) GIA |
|  Sephie Portwood | • 7.5 Miles from M40 |
|  01789 415628 | • Just Outside Stratford upon Avon |
|  richard@westbridgecommercial.co.uk | • Modern Insulated Unit |
|  www.westbridgecommercial.co.uk | • £19,950 pa + VAT |

Unit 28, Cadle Pool Farm Industrial Estate, Stratford-Upon-Avon, CV37 9RE

Location:

Leaving Stratford-Upon-Avon on the Alcester Road 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:

New units were constructed in recent years from steel portal frame design with insulated clad roofing with clear roof lights. The walls are constructed of insulated cladded panels at high level and cavity wall brick and block works at low levels. The unit has a roller shutter door, pedestrian door, power floated concrete floor, internal toilet, kitchen and office. Externally there will be allocated parking, concrete unloading apron and adequate turning for lorries. The site itself is a secure gated site with access to tenants out of hours.

Floor Area:

Gross Internal Area (GIA) is 2,660 sq ft (247.12m2) GIA

Price:

£19,950 Per Annum

Tenure:

New Lease Available

Service Charge:

£400 per annum (2026)

Rateable Value

To be confirmed. The unit is currently listed jointly with Unit 27 therefore will need re-rating once split - 1st April 2026 £38,250, 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:

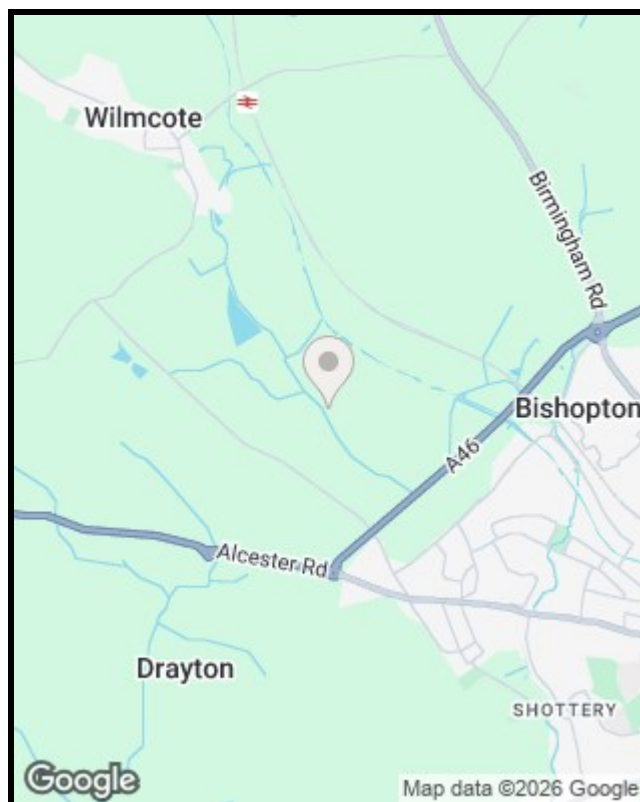
The landlord may ask the tenant to provide a deposit, this is typically the equivalent of three months worth of rent but could change and is subject of the tenant's financial status.

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 to be confirmed.
A full copy of this report will be available from the agent's office upon request.



Richard Johnson:

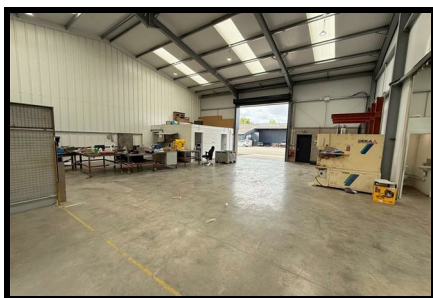
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CV37 6BL
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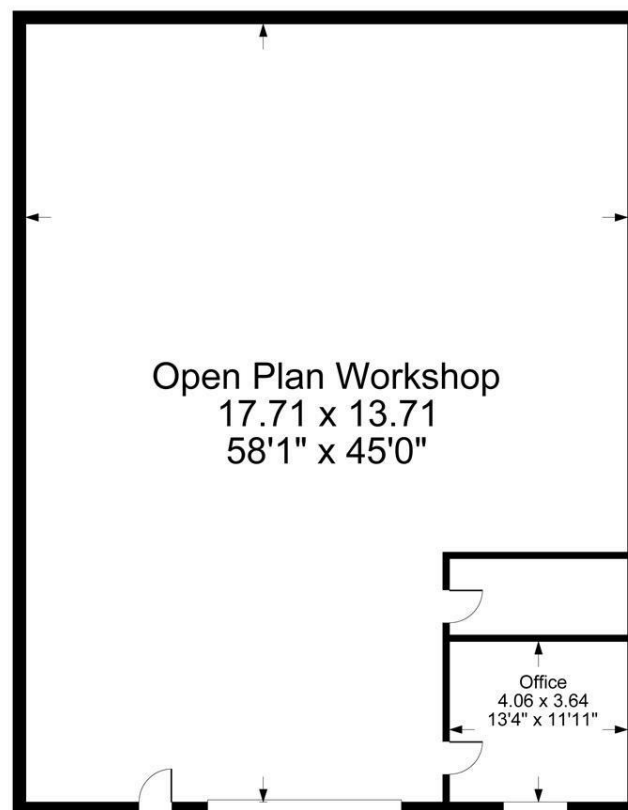
Viewing:

Viewing strictly by prior appointment with sole agent:

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.





Unit 28

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