

LAND



Yard E, Land to the Rear of 33-35 Kinwarton Farm Road, Alcester

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- Self Contained Yard
- 8,555 sq ft (795m<sup>2</sup>) GEA
- £14,115 Per Annum + VAT
- Power and Water by Separate Negotiation
- Occupation from December 2026

# Yard E, Land to the Rear of 33-35 Kinwarton Farm Road, Alcester, B49 6EH

**Location:**

Approaching the Arden Forest Industrial Estate on B4089 drive through the estate until you reach the cross roads and turn left onto Kinwarton Farm Road. The yard is situated behind Units 33-35.

**Description:**

A self contained yard with compacted road stone underfoot, soon to have a set of double opening gates and palisade fence installed. The property is located off Kinwarton Farm Road on the popular Arden Forest Industrial Estate at Alcester.

The yard should be ready for occupation in December 2026 and power & water facilities are available subject to separate negotiation.

Viewings are strictly by appointment via Westbridge Commercial Ltd.

**Floor Area:**

Gross External Area (GEA) is 8,555 sq ft (795m<sup>2</sup>)

**Price:**

£14,115 Per Annum

**Tenure:**

New Lease Available

**Service Charge:**

The tenant will pay a fair and reasonable proportion towards the upkeep of the common access road.

**Rateable Value**

Yet to be rated, 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 to the tenant's financial status.

**VAT:**

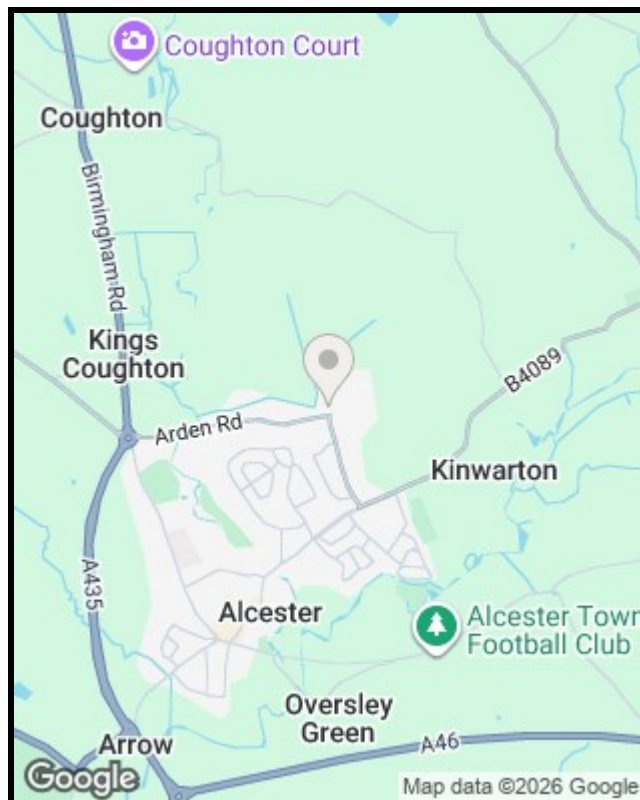
Value Added Tax at the prevailing rate is applicable on all costs shown in these particulars apart from business rates.

**EPC:**

The Energy Performance Rating of the property is not applicable.

**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).



