

## INDUSTRIAL / WAREHOUSE UNIT



### Arden House, Masons Road, Stratford Upon Avon



Richard Johnson



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- 7.5 Miles from J15 of M40
- 31,037 sq ft (2883 m2)
- Gated Access
- Established Employment Area
- Rents from £2.50 per sq ft pa + VAT

# Arden House, Masons Road, Stratford Upon Avon CV37 9NF

**Location:**

Situated on Masons Road with access to the A46 from the Alcester Road A422 or Timothys Bridge Road. The property is 7.5 miles from junction 15 of the M40 motorway which is approximately 12 minutes by car.

**Description:**

The site has side access via secure steel gates to the manufacturing/warehouse unit via a service road with tandem parking spaces to the side of the road. This unit is constructed of three portal frame bays with corrugated roof sheets, clear roof lights and internal lining panels along with concrete floors and access via sliding doors to the rear and side elevations. Two of the portal bays have been extended and could be shortened to create a large rear yard area (subject to separate negotiation). There is a high level unloading canopy with roller shutter door to the rear of the second portal bay and a rear yard/turning area. Internally there is a toilet block which has been stripped out and two offices rooms along with an electricity sub-station.

**Floor Area:**

Gross Internal Area (GIA) is 31,037 sq ft (2883.43 m2).

**Price:**

£77,592 per annum.

**Tenure:**

New lease available.

**Service Charge:**

Common area costs are split 50/50 with the offices in front of the of the warehouse known as Foundation House

**Rateable Value:**

£67,500 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 business 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 Certificate has been ordered.

**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).

