westbridge COMMERCIAL

TO LET

MODERN OFFICE PREMISES

Office 18, Severn Court, Tything Road East, Alcester

Richard Johnson
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- Office 18 - 218 sq ft (20.26 m2)
- On Site Parking
- Flexible Terms
- Rent of £201.82 per month + VAT
- Service Charge £52.47 per month + VAT.

Office 18, Severn Court, Tything Road East, Alcester B49 6ER

Location:
Approaching from the A435 Birmingham Road from Studley direction at the roundabout take the first exit on the B4089 Arden Rd and keep on this road through the estate until you come to a cross road. Carry on over the crossroad and up a slight gradient. On the right hand side is a Industrial building with a Sign "Severn Lamb". Directly after this building turn right through the blue gates and the office complex is to the rear.

Description:
The building is situated behind secure gates giving a secure car park overnight. The building has a communal reception area with ground and first floor office suites, each suite has its own lock as does the communal door to the main reception. The offices have low energy lighting and panelled heaters with carpeted floors, painted walls and suspended ceiling tiles.

The general utility running costs are covered by a service charge which includes: Water & Sewerage, Buildings Insurance, Communal Heating & Lighting, Communal Cleaning, Communal Gardening, Heating & Lighting in Office, Communal Window Cleaning Externally & Re-stock of facilities i.e. soap & toilet paper. The service charge is £52.47 pm + VAT.

Floor Area:
Net Internal Area (NIA) is 218 sq ft (20.26 m2)

Price:
£201.82 per month + VAT

Tenure:
New Lease Available

Service Charge:
£52.47 per month + VAT

Rateable Value
1 April 2026 £3,450, 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 = D. 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:
Westbridge Commercial Ltd
1st Floor Offices
3 Trinity Street
Stratford Upon Avon
CV37 6BL
Tel: 01789 415 628
richard@westbridgecommercial.co.uk

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.

Agents Notes: Disclaimer (Misrepresentation Act 1967) Westbridge Commercial Ltd believe these particulars to be correct but their accuracy cannot be guaranteed and they do not form part of any contract. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Please note that, at the time of inspection, we were unable to check if the services and appliances were in working order. All measurements are approximate. Any intending buyer/tenant must satisfy themselves of the condition and working order of such item and services and is advised to seek the advice of their solicitor and surveyor.

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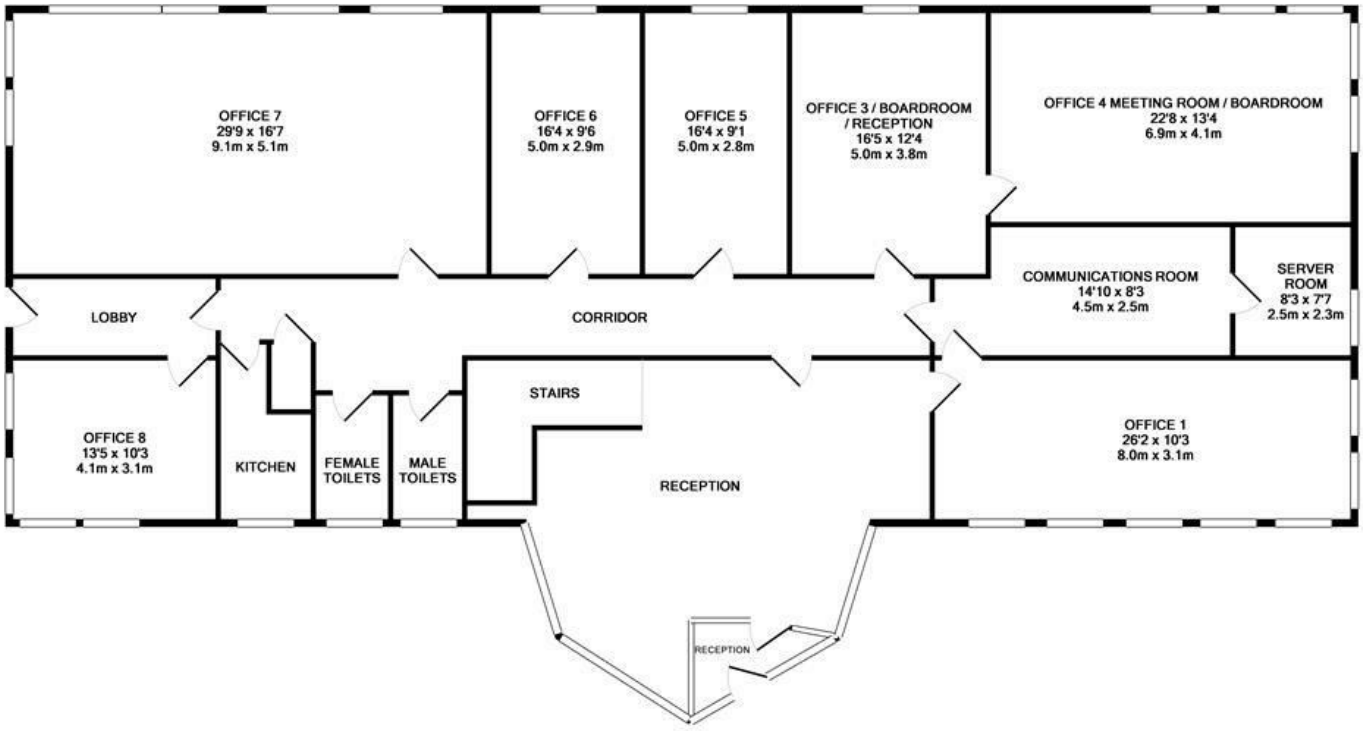
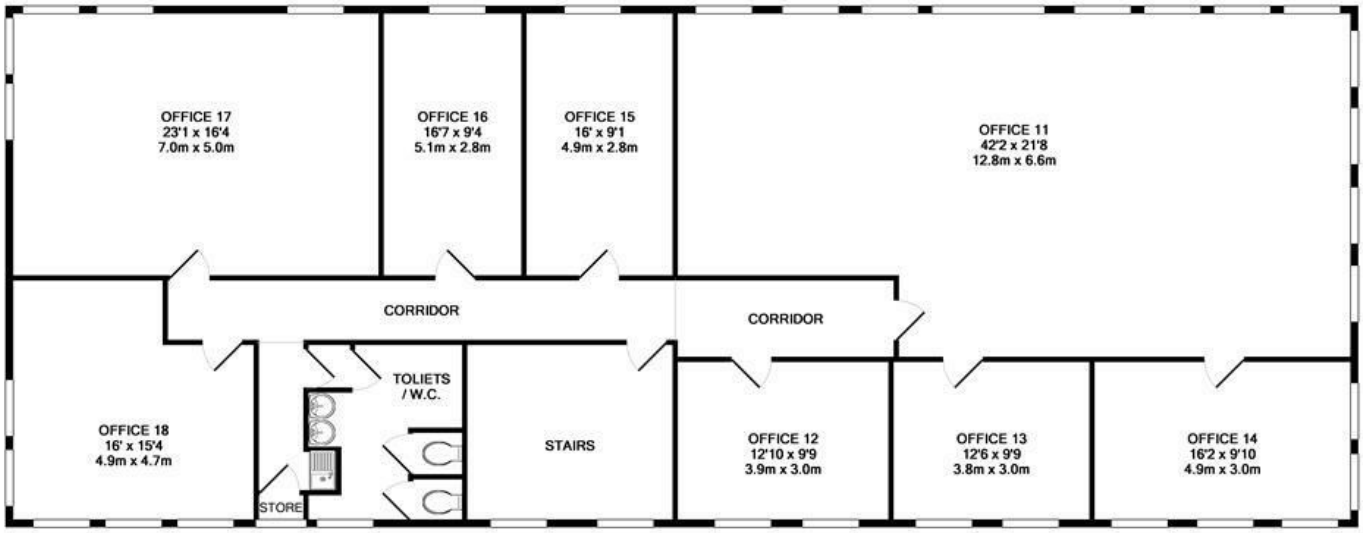


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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