

westbridge

COMMERCIAL

FOR SALE

INDUSTRIAL/WAREHOUSE UNIT



12 Abbey View Business Park, Abbey View Road
Pinvin, Pershore



Richard Johnson



Sephie Portwood



01789 415628



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www.westbridgecommercial.co.uk

- 2,731 sq ft (253.81m²)
- New Build Unit
- Office, WC and Kitchen
- Gated Site
- 6.5 Miles to M5 junct 6
- 3 Phase Electric

12 Abbey View Business Park, Abbey View Road, Pinvin, Pershore WR10 2FW

Location:

Located just off the A44 which links to Evesham via the A44 to the East and the M5 motorway to the West at Junction 6 (approximately 6.5 miles) and also at Junction 7 (approximately 7.0 miles).

Description:

The unit is constructed of a steel portal frame with a mix of brickwork and micro rib panels to the front elevation with full height composite panels to the side and rear elevations. The roof sheets are composite panels with double skin clear roof lights and solar panels. Internally the unit comes with ground floor office area, WC and kitchen which are finished to a plastered painted finish ready for occupiers to install floor coverings as they see fit.

The warehouse space comes with an electrically operated roller shutter door, LED lighting and a three phase 40 KVA supply with new distribution board ready for the occupier to fit out from.

Externally there are a minimum of 4 parking spaces. The site is gated with access codes and telephone numbers giving access 24 hours a day.

Floor Area:

Gross Internal Area (GIA) is 2,731 sq ft (253.81m²).

Price:

£25,830 pa + VAT

Tenure:

New Lease Available.

Service Charge:

£213.16 + VAT annum payable (01/02/2024 – 31/01/2025)

Rateable Value:

£17,750 (1 May 2024 to present) 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 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 £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

Westbridge Commercial Ltd
1st Floor Offices
3 Trinity Street
Stratford Upon Avon
CV37 6BL
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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.



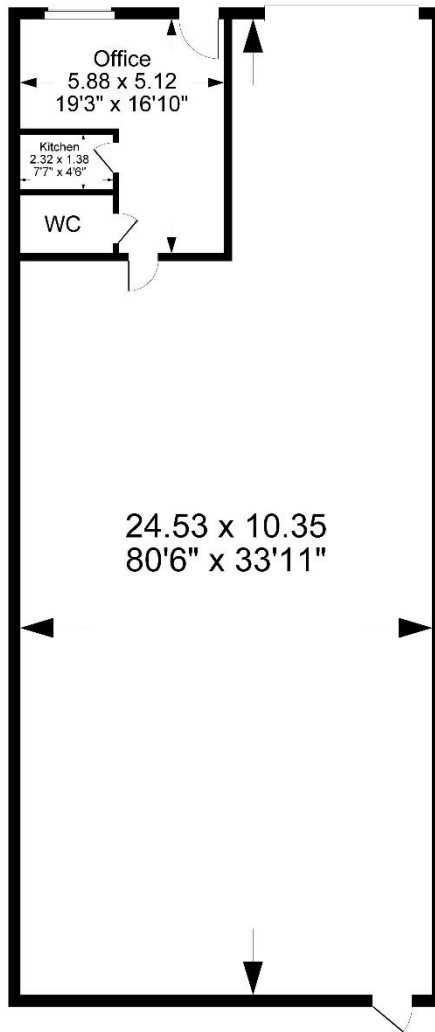


Illustration for identification purposes only,
measurements are approximate, not to scale.