

westbridge

COMMERCIAL

TO LET

## SECURE STORAGE YARD



Yard B, To the Rear of Britannia House, Tything Road,  
Kinwarton, Alcester



Richard Johnson



Sephie Portwood



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www.westbridgecommercial.co.uk

- Secure Storage Yard
- £12,950 per annum + VAT
- Three Gates & Palisade Fencing
- 12.00 m wide by 59.90 m long
- 7,753 sq ft (720.59 m<sup>2</sup>)
- Water Supply & 16A Single Phase Electric Supply

# Yard B, To the Rear of Britannia House, Tything Road, Kinwarton, Alcester B49 6EX

## 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. Take the next right hand turning onto Tything Road and the yard is located down a private road to the side of Britannia House on the left hand side.

## Description:

The yard is located to the rear of Britannia House off Tything Road on the Arden Forrest Industrial Estate. The site is accessed of a concrete road with three gates to pass through making the site very secure, furthermore there is a 2.4 m galvanised palisade fence around the perimeter of the site apart from the services hut which forma a natural boundary. There is a single phase 16 amp electric supply available from a sub-metered supply and a water supply. The yard is constructed from compacted road plainings under foot making it ideal for the storage of plant and machinery.

The hardstanding measures 12.00 m wide by 59.90 m long and the gates have a clear opening of 4.4 m wide.

The site cannot be accessed by the public so viewings are strictly by appointment with Westridge Commercial Ltd.

## Floor Area:

Gross External Area (GEA) is 7,753 sq ft (720.28 m2).

## Price:

£12,950 per annum.

## Tenure:

New lease available.

## Service Charge:

To be confirmed.

## 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 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:

An Energy Performance Rating of the property is not required.



## 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).

