



# TO LET

## INDUSTRIAL WAREHOUSE UNIT



**14 Abbey View Business Park, Abbey View Road  
Pinvin, Pershore**

-  Richard Johnson
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- 2,642 sq ft (245.59 m2) GIA
- Brand New
- Six Parking Spaces
- Offices, WC and Kitchen
- Solar Panels & Three Phase Electric
- Three Phase Electric Fibre Broadband to Unit

# 14 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 has just been completed in January 2024 and is constructed of a steel portal frame, with insulated roof and wall sheets along with cavity walls to the front elevation. The unit has a roller shutter door measuring 3.50 m wide by 5.10 m high which is electrically operated, there is also a separate pedestrian door which leads into the ground floor office area ideal for 3-4 desks. This area also houses a separate kitchen room with space for a small fridge, base unit, worktop, sink and tap. There is a disabled accessed toilet next door to the kitchen with toilet and sink. These rooms have painted walls, suspended ceiling tiles and LED lighting with 13 amp sockets and are ready to take occupiers chosen floor finishes (supplied by the occupier). From the office area is a door to the warehouse which is open plan, the floor is power floated concrete with blockwork walls to either side and composite walls to the rear with fire door. There is minimum eaves height of 6.21 m and a ridge height of 7.39 m.

The unit has a three phase electric supply, LED high bay lights in the warehouse, fibre broadband connection ready for the occupiers chosen suppliers router to be installed (at their cost). The property also has the benefit of a solar panels on the roof giving the occupier the benefit of free electric when the sun is shining. The property has 6 allocated parking spaces as well as the use of its own concrete unloading apron from the roller shutter door to the service road. The site itself is gated giving extra security but occupiers have 24 hour access via the programable gate system.

## Floor Area:

Gross Internal Area (GIA) is 2642 sq ft (245.59 m2).

## Price:

£26,425 per annum.

## Tenure:

New lease available.

## Service Charge:

£213.16 + vat annum payable (Feb 2024 – End Jan 2025)

## Rateable Value:

Not yet 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 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:

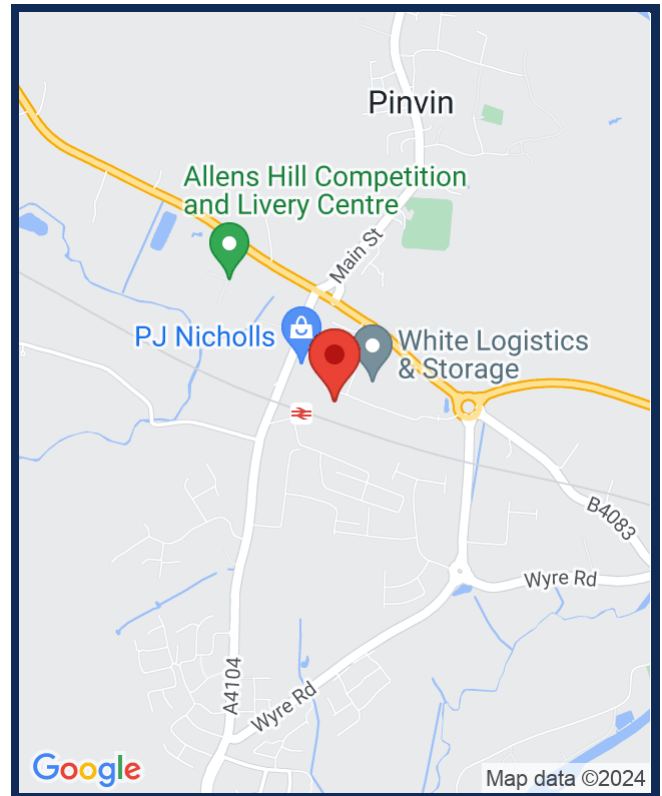
Standard commercial terms are that the landlord insures the building and the tenant pays the landlord the cost of the buildings insurance annually. The tenant will be responsible for insuring their own stock, content and liabilities.

## 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:

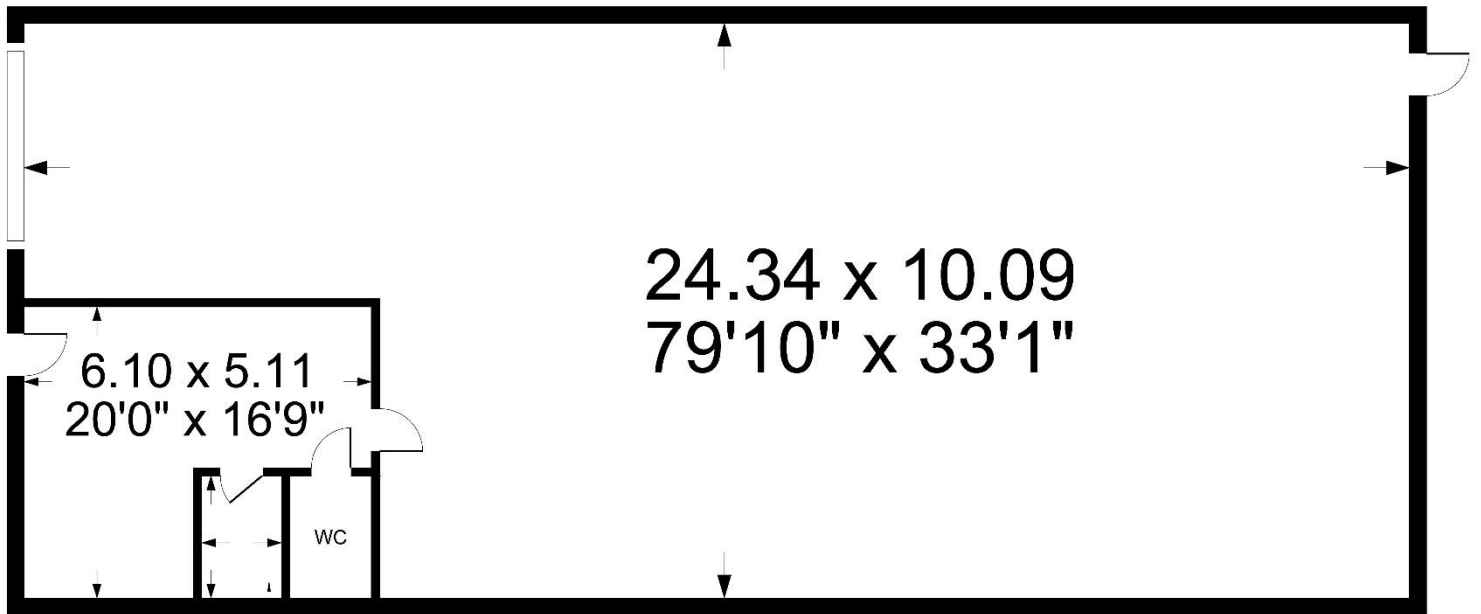
## Richard Johnson

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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).





Kitchen  
2.14 x 1.40  
7'0" x 4'7"

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