



TO LET

INDUSTRIAL/WAREHOUSE PREMISES

UNIT 7 WATERLOO PARK WATERLOO INDUSTRIAL ESTATE BIDFORD-ON-AVON WARWICKSHIRE B50 4JH



3,174 sq. ft. (294.87 sq. m.)
Approx. Total Gross Internal Area (GIA)

*** Approx. 5.7 m eaves**

*** Office/ancillary accommodation to front**

*** Recently refurbished**



Location:

The property is located on Waterloo Industrial Estate, to the North of Bidford-on-Avon and approximately 7 miles from Stratford-upon-Avon and 8 miles from Evesham. Junctions 9 of the M5, 15 of the M40 and 3 of the M42 are all within approximately 20 minutes' drive of the property.

Description:

The property comprises of an end-terraced building of steel portal framed construction with brick/block walls to a height of 2.1 m and lined profile metal sheeting above under a lined mineral fibre sheet clad roof.

The property benefits from an eave's height of approximately 5.7 m and an up and over door to the front elevation. Also, to the front of the property, an office with storage heating, male and female W.C facilities and a kitchenette are provided.

The property has recently been refurbished to include:

- Painted throughout
- LED lighting throughout
- New office carpet tiles
- New kitchenette

Externally, car parking and a loading area are provided.

Accommodation:

	Sq. Ft.	Sq. M.
Industrial/warehouse	2,838	263.70
Office/ancillary	336	31.20
Approx. Total Gross Internal Area (GIA)	3,174	294.87

Tenure:

The property is available on a new full repairing and insuring lease on terms to be agreed.

Rental:

£19,000 per annum (exclusive)

Service Charge:

A service charge is levied for the maintenance and up-keep of common areas.

Further details are available upon request from the agents.

Business Rates:

Rateable value (2017): £16,750

EPC:

Rating: D (99)





Services:

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

Legal Costs:

Each party to bear their own legal costs incurred in any transaction.

Money Laundering:

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/leasing entity.

VAT:

All prices quoted are exclusive of VAT, which may be chargeable.

Viewing:

Strictly by prior appointment with the sole agents:

**Harris Lamb
Grosvenor House
St Mary's Street
Worcester
WR1 1HA**

**Tel: 01905 22666
Fax: 01905 22606**

**Contact: Sara Garratt
Email: Sara.garratt@harrislamb.com**

**Ref: W972
Date: June 2019**

Subject to Contract

