



Upper Teme Business Park, Clee Hill Road, Burford,
Tenbury Wells, WR15 8HB

**G HERBERT
BANKS**

EST. 1898

Upper Teme Business Park, Clee Hill Road,
Burford, Tenbury Wells, WR15 8HB

A new development of 23 commercial units

- Versatile High Specification Commercial Units
- Accommodation 750 – 2,000 ft² each
- Advanced lettings available
- Target date for completion – summer/
autumn 2024

Ludlow 9.5 * Leominster 11 * Kidderminster 18 * Hereford 23
* Worcester M5 Jct 6 24 ½ * Birmingham 37
Approximate Distance in Miles

Situation

Located off the A456, north of Tenbury Wells and in the Village of Burford, this new build development of 23 units is located adjacent to the Kerry Foods Factory. This position is a short distance from Teme Street, Tenbury Wells and the area offers many facilities to include: a variety of supermarkets, shops, services, primary and secondary schools, library, cottage hospital and cinema.

Description

Ground works have commenced on site for the construction of the 23 new build commercial units, which shall be built in terraces comprising of 6 buildings. These Architect designed commercial units are set within landscaped grounds, providing parking and loading areas within this gated modern estate. The units are available individually or as multiples, with neighbouring units.

Each unit will have personnel access to front, inset to the vertical glazing features and also an insulated roller shutter door. Internally each unit will benefit from LED lighting, W.C and kitchenette facilities. The units will be finished to a high specification with a target EPC rating of A, each being fitted with a solar panel.

GENERAL INFORMATION

Tenure

The properties will be available for vacant possession and maybe secured contractually by way of an agreement for lease, for a minimum term of 6 years.

VAT

We are informed by the Landlord that the premises will be subject to VAT on the rent, insurance and service charges.

Service Charge

It is anticipated that there will be a service charge for communal maintenance and services, which is currently estimated at 0.40p/ft².

Energy Performance Certificate

There is a target EPC rating A, which shall be confirmed on practical completion.

Rating Assessment

Each Unit shall be assessed upon occupation for rating purposes.

Legal Costs

Each party is responsible for their own legal fees in respect of this letting and agreement for lease.

Services

Mains electricity, drainage and water are connected.

Local Authority

South Shropshire District Council

Council Tel: 01584 813 000

Email: planning@southshropshire.gov.uk

References

The successful applicant will need to provide satisfactory references and /or accounts, as appropriate.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within the confines of these letting particulars are excluded from the letting.

Money Laundering

The successful purchaser will be required to submit information to comply with money laundering regulations.

Viewing

Via the Sole Agent's Great Witley Office

Tel: 01299 896968. **Contact: Nick Jethwa**

Email: nj@gherbertbanks.co.uk;

Directions

What 3 Words = [satin.number.months](https://www.what3words.com/)
Google image for ID purposes only.



Accommodation

| Units | Sq.Ft | Annual Rent £ |
|-------|-------|---------------|
| A1 | 2000 | 15,000 |
| A2 | 2000 | 15,000 |
| B1 | 1000 | 8,600 |
| B2 | 1000 | 8,600 |
| B3 | 1000 | 8,600 |
| B4 | 1000 | 8,600 |
| B5 | 1000 | 8,600 |
| B6 | 1000 | 8,600 |
| B7 | 1000 | 8,600 |
| C1 | 1250 | 10,750 |
| C2 | 1250 | 10,750 |
| D1 | 1500 | 12,000 |
| D2 | 750 | 6,750 |
| D3 | 750 | 6,750 |
| D4 | 750 | 6,750 |
| D5 | 1500 | 12,000 |
| E1 | 750 | 6,750 |
| E2 | 1000 | 8,600 |
| E3 | 1500 | 12,000 |
| E4 | 1500 | 12,000 |
| E5 | 1500 | 12,000 |
| F1 | 915 | LET |
| F2 | 1850 | LET |

Please note: Block E could be let as a whole terrace with no internal wall, this would equate to 6250ft².

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