



Unit 9 Upper Baveney Park, Cleobury Mortimer  
Worcestershire

**G HERBERT  
BANKS**

EST. 1898

## Unit 9 Upper Baveney Park, Cleobury Mortimer, DY14 8LF

A newly built steel framed units to let.

- Located on a high-quality rural business park
- Private rural location
- Gated access road with CCTV cameras
- Steel clad commercial unit
- Available for immediate occupation

Kidderminster 11 \* Cleobury Mortimer 3 \* Bridgenorth 12  
Ludlow 14  
Approximate Distance in Miles

### Situation

The premises are located in a rural business park, with a very private location. The new units at Upper Baveney Park have been developed from 2016 onwards, with older units having been refurbished. There is a shared circulation road between the units, which is gated with CCTV monitoring.

### Description

This low rise modern portal framed unit was refurbished and reclad in 2022. There is a concrete forecourt and loading area, which could, subject to negotiation, be created into an exclusive yard.

Internally there is blockwork to 1.5m, florescent lighting and electric roller shutter door.

### Accommodation

Gross internal area is 186m<sup>2</sup> (2000sqft)

## GENERAL INFORMATION

The property is available with vacant possession on a full repair and insuring lease for a minimum of 3 years.

### Rental Price

£8,000 per annum

### VAT

We are informed by the Landlord that the premises is subject to VAT.

### Energy Performance

The property is not heated and therefore is exempt from requiring an energy performance certificate.

### Agents Note

The opening hours of Upper Baveney Park are 7am – 7pm Monday – Friday. Access at weekends and bank holidays is via consent from the Landlord, for security purposes, with consent not unreasonably withheld.

Lettings to car repair tenants are not permitted.

**There is an additional yard 18m x 30m (0.13 acres), which is available by separate licence at £2,500 per annum. This is timber fenced with rolled hardcore surface.**

### Rating Assessment

We have not been able to establish a rateable value for the premises.

### Legal Costs

There will be a £750 + VAT upfront landlord legal fees contribution to be paid by incoming tenant.

## Services

We understand that 3 phase electricity is available to the premises. Mains water and drainage may also be available. There is a super-fast fibre pole onsite and it would be possible to connect this premises.

## Local Authority

Shropshire Council

## References

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

## Money Laundering

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

## Viewing

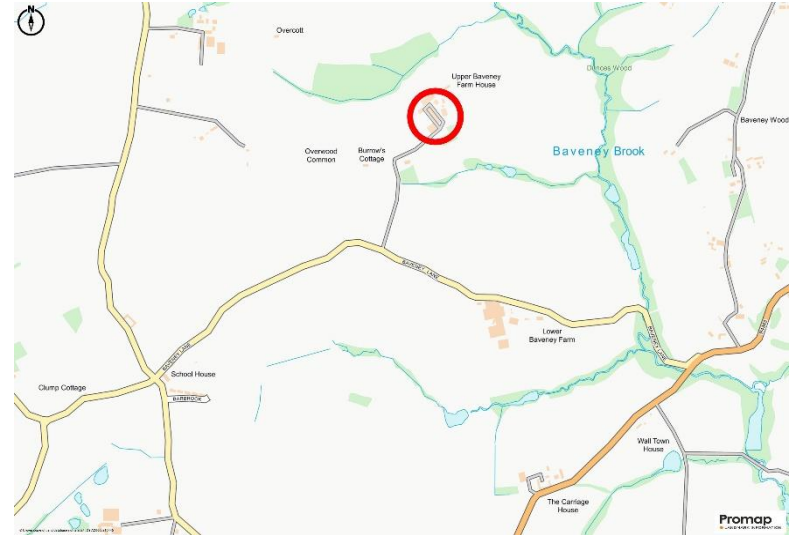
Strictly by prior appointment with sole agents

Via the Sole Agent's Great Witley Office  
Tel: 01299 896968. **Contact: Nick Jethwa**  
**Email: [nj@gherbertbanks.co.uk](mailto:nj@gherbertbanks.co.uk);**  
**Maxine Holder-Davies**  
**[Mh-d@gherbertbanks.co.uk](mailto:Mh-d@gherbertbanks.co.uk)**

## Directions

What3words for entrance off Baveney Lane:  
bookcases.condensed.student

What3words for main entrance: Vase.until.protrude



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