



Unit 2 Upper Baveney Park, Cleobury Mortimer
Worcestershire

**G HERBERT
BANKS**

EST. 1898

Unit 2 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

The unit forms part of a modern terrace of commercial units built in 2016, with insulated cladding and internal steel frame. Internally there are block walls to 1.5m and high bay flood lights, together with natural light from the roof lights. There is also a flood light over the roller shutter door for loading.

Concrete floor and three phase electricity. If a tenant required, it is possible to create a W.C and a kitchenette. The building also offers potential due to its 6.5m eaves height to fit an internal mezzanine.

Accommodation

Gross internal area is 162m² (1740sqft)

There is a scope to fit with w.c. and kitchenette if required.

GENERAL INFORMATION

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

Rental Price

£10,000 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

The property has a rateable value of £7,300.

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;
Maxine Holder-Davies
Mh-d@gherbertbanks.co.uk

Directions

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

What3words for main entrance: Vase.until.protrude

