



UNIT 1
ROWLEY FARM, OCKERIDGE LANE, HOLT HEATH
WORCESTER
WR6 6LY

LOCATION

Rowley Farm is located just off the A443 approximately 1 mile to the east of the village of Holt Heath in Worcestershire. The city of Worcester is approximately 7 miles to the south, and junction 5 of the M5 motorway is approximately 9 miles to the northeast.

DESCRIPTION

Unit 1 Rowley Farm offers a secure steel framed building benefiting from lights and power with secure gated access.

Unit 1 has planning permission for B8 use for general storage and distribution and would be well suited to vehicle or machinery storage.

In all, Unit 1 provides approximately 2,145 sq. ft (199 sq. m) of secure storage space.

There is a further area of secure yard that may be available via separate negotiation (this can be seen edged blue on the plan below and extends to approximately 9,500 sq. ft. (900 sq. m)).

ASKING RENT AND SERVICE CHARGE

The asking rent for Unit 1 is £1,000 per calendar month.

The asking rent is quoted inclusive of the service charge which covers the electricity and water to a reasonable usage level.

SERVICES

Single phase electricity and a mains water supply is connected to Unit 1.

None of the services or appliances have been tested by the Agents.

RATING

The property is not currently rated. Rates will be the responsibility of the tenant.

The local authority is Malvern Hills District Council – 0300 456 0560



LEASE TERMS

Unit 1 Rowley Farm is offered to let by way of a new internal repairing and insuring lease under the Landlord and Tenant Act 1954 contracted out of the security of tenure provisions in sections 24 – 28 of that Act. An initial rental term of one year is offered. Unit 1 is to be let unfurnished.

All enquiries are invited.

LEGAL COSTS

Each party will be responsible for their own legal and professional fees involved in the transaction.

VIEWINGS

To arrange a viewing please contact **Chris Ashley** on 01684 853400 or by email at chrisashley@carverknowles.co.uk

DIRECTIONS

Travelling northbound out of Worcester on the A449 continue for approximately 5 miles before taking the A4133 exit to the village of Ombersley. At the roundabout take the first exit onto Holt Fleet Road and continue for a further 2 miles. At the junction turn right onto the A443 Witley road and continue for half a mile. Turn left into Ockeridge Lane and the access to Rowley Farmyard can be found approximately 0.2 miles further on, on the right-hand side.

The postcode is **WR6 6LY**

What3words: **accordion.shimmered.arts** (Yard entrance)

These marketing particulars are intended as a guide to assist intended purchasers or lessees and do not constitute an offer or contract. All descriptions and dimensions should not be relied upon as statements of facts. Any tenant must satisfy themselves as to the correctness of the information provided by Carver Knowles. Carver Knowles does not have the authority to make representations or warranty in relation to the property.

