

## LARGE INDUSTRIAL UNIT TO LET

### Total Carbide, Boraston Lane Tenbury Wells WR15 8AL

**Guide Rent - £25,000 pa**  
**INCENTIVES AVAILABLE**



#### LOCATION

The property is located towards the western end of Boraston Lane in an established business location. Boraston Lane leads onto the A456 which gives easy access to the A49 to the west and to the east Kidderminster, Worcester and the M5.

#### DESCRIPTION

The premises comprises of a substantial steel framed industrial building with an internal working height of approximately 3.5 metres. Access to the industrial area is via doors in the rear elevation. Towards the front elevation there is a single storey office block. Car parking immediately in front of the office accommodation for approximately 12 vehicles, together with a substantial storage/car park area towards the rear.

#### ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

<b>Gross Internal Area</b>	<b>11,531 sq. ft.</b>	<b>1,071.3 sq. m</b>
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#### LEASE

The property is available on the basis of a new fully repairing and insuring lease for a term of years to be agreed.

#### RATING ASSESSMENT

We understand that the rating assessment is estimated as follows:-

Rateable Value                      £23,500  
General Rates Payable 2018/19    £11,280

Interested parties are advised to make their own enquiries directly with the local authority.

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Bromsgrove, B61 0HZ

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#### VAT

We understand that VAT is payable on the rental. However, interested parties are required to make their own enquiries.

#### ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 76 (Band D). A copy of the Energy Performance Certificate is available upon request.

#### LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.

#### REFERENCES

The successful applicant for a tenancy will need to provide a satisfactory bank, accountants, solicitors, landlord and two satisfactory trade references for submission to the Landlord. In respect of a limited company the last three years audited trading accounts.

#### MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of identity and confirmation of the source of funding will be required from the successful Tenant.

#### VIEWINGS

Strictly by prior appointment with our sole agent Andrew Grant Commercial on 0330 024 3000

*These particulars are not to form part of a sale/letting contract and may be subject to errors and/or omissions therefore prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the sale/letting contract documentation or left insitu and gratis upon completion. The Agents have not formally verified any part of the property's officially authorised planning use, structural integrity, tenure or availability/operation of services and/or appliances. Therefore, prospective purchasers/tenants are instructed to seek validation of all such matters prior to expressing any formal intent to purchase/lease. The property is sold/let subject to any rights of way, easements, wayleaves, covenants, any other issues or planning matters which may affect the legal title. Consequently, prospective purchasers/tenants are advised to seek validation of all above matters, prior to expressing any formal intent to purchase/lease.*