

**TO LET**

Leasehold

Office / Studio / Workshop

718 sq ft (66.7 sq m)



**Unit 6 Stockwood Business Park,**  
Stockwood, Nr Redditch, B96 6SX



# UNIT 6 STOCKWOOD BUSINESS PARK



**Unit 6 Stockwood Business Park,  
Stockwood, Nr Redditch, B96 6SX**



**Office / Studio / Workshop on  
established business park**

- 718 sq ft (66.7 sq m)
- Fully self contained
- Attractive rural business park location
- Ample on site car parking provision
- Fibre broadband to site
- Flexible terms available



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**Approximate Travel Distances**



**Locations**

- Redditch 9.9 miles
- Worcester 11.8 miles
- Birmingham 24 miles

**Sat Nav Post Code**

- B96 6SX

## Location

Stockwood Business Park is located just outside the village of Inkberrow in Worcestershire to the south of Redditch. Stockwood Business Park occupies an attractive rural position with convenient access to the motorway network and local towns. The M5 motorway junctions 5 and 6 are easily accessible approximately 7 miles to the west of Stockwood Business Park and M42, Junction 3 is located approximately 9 miles to the north.

## Description

The premises is a two storey terraced office suite of brick construction with concrete tiled roof at the entrance to this popular rural Business Park.

Internally the ground floor comprises a well proportioned open plan office/studio with w/c. The first floor is accessed via a wooden staircase leading to a further single room/studio.

Parking is available immediately in front of the unit.

## Guide Rental

£7,898 per annum exclusive.



**Nearest Stations**

- Redditch 8.9 miles



**Nearest Airports**

- Birmingham Int 26.6 miles

## Accommodation

	Sq M	Sq Ft
Total NIA	66.7	718

## Tenure

The property is available to let by way of a new full repairing and insuring lease for a term of years to be negotiated.

## Service Charge

A service charge is payable in respect of the upkeep of the common parts.

## Insurance

The Landlord insures the property and recovers the cost from the Tenant.

## Business Rates

Rateable Value £6,100

Rates Payable £3,043.90\*

2020/2021 Rates Payable 49.9p in the £

\*The ingoing Tenant could benefit from small Business Rates relief if they meet certain criteria. Please contact the Local Authority for more information.

## Services

We understand that mains services are available to the property, namely mains water and electricity. Underground sourced heating is provided to the whole estate for which there is a small heating charge.

## Legal Costs

A contribution will be payable towards the landlord's legal costs of £500 plus VAT.

## References/Deposit

The successful Tenant will need to provide satisfactory references for approval. The Landlord will also request a 3 or 6 month deposit.

## Anti Money Laundering

The successful Tenant will be required to submit information to comply with Anti Money Laundering Regulations.

## EPC

Energy Performance Rating D.

## VAT

VAT is chargeable in respect of this transaction.

## Stockwood Business Park

The Business Park is owned by Stockwood Community Benefit Society which has been founded to protect Rush Farm and Stockwood Business Park forever and to deliver its environmental and social objectives.

More information is available at

<https://stockwoodcbs.org/>



### Please Note

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Particulars dated February 2021.

