



UNIT 32, BIDA VON IND SUTRI AL ESTATE, WATERLOO
ROAD, BIDFORD-ON-AVON, B50 4JN

TO LET

INDUSTRIAL / WAREHOUSE
UNIT

SIZE

7,730 SQ FT (718 SQ M)

TO LET

£42,500 PER ANNUM

Modern industrial / warehouse unit

Parking and loading to the front

Occupying prominent position within

Bidavon Industrial Estate

Location

The unit is located on the Bidavon Industrial Estate, which fronts the Waterloo Road (B4085) adjacent to the Waterloo Industrial Estate less than half a mile from the centre of Bidford-on-Avon.

Description

The property comprises a single storey steel portal framed industrial unit with profile cladding above.

Accommodation

Warehouse (Inc. ancillary office / toilet block)	7,730 sq ft (GIA)
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To Let

£42,500 per annum excl.

Rating Assessment

Rateable Value:	£33,250
U.B.R.:	51.2p in the £ (2023/2024)

Lease Terms

Available by way of an FRI lease with a term & rent review pattern to be agreed.

V.A.T.

The property is registered for VAT purposes.

Fixtures, Fittings & Services

We have not tested any apparatus, equipment, fixtures, fittings or services. We therefore cannot verify that they are in working order or fit for their purpose.

Service Charge

A service charge is payable for the upkeep and maintenance of the common areas.

Energy Performance Certificate

Please contact the agent for further details.

Legal Costs

Each party shall be responsible for their own legal costs incurred in the letting.

Viewing

Please contact the sole agents Michael Johnson and Co. on the following details:

Tom Johnson
01384 395 323
07794 784 370
tom@michaeljohnsonandco.com

Mike Johnson
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● LANDMARK INFORMATION

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