

FOR SALE OR TO LET

UNIT 3, HONEYBOURNE  
AIRFIELD TRADING ESTATE  
HONEYBOURNE  
EVESHAM WR11 7QF  
GUIDE PRICE: £795,000

RENTAL: £89,000 PA (exclusive of Rates)

Industrial/Food Production Unit  
with Quality Office Accommodation  
and Generous External Areas

#### LOCATION

The property forms part of Honeybourne Airfield Trading Estate, which is a medium sized industrial estate situated on the outskirts of Honeybourne Village. Honeybourne is situated 5 miles east of Evesham, 7 miles southwest of Stratford-upon-Avon and conveniently situated for the motorway network.

#### DESCRIPTION

The property comprises an industrial unit of metal portal frame construction with metal profile walls and under a pitched metal clad roof. Internally the property comprises a food packing facility, including cold stores and seven loading bays with roller shutters together with offices and staffing areas. There is a large mezzanine floor which is used for storage.

#### ACCOMMODATION

Approximate internal areas are as follows:-

|              |            |              |
|--------------|------------|--------------|
| Warehouse    | 594 sq m   | 6,394 sq ft  |
| Loading Area | 364 sq m   | 3,725 sq ft  |
| Offices      | 94 sq m    | 1,011 sq ft  |
| Cold Store   | 1,036 sq m | 11,150 sq ft |
| Mezzanine    | 1,269 sq m | 13,660 sq ft |

In total, the site extends to 2.3 acres and a large yard area facilitates servicing and staff car parking.

#### PROPOSITION

The property is available by way of either a sale of the current 125 year ground lease which has 111 years remaining and a ground rental of £50 pa, or a new lease on terms to be agreed.

*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 with the sale/letting contract documentation or left in situ 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.*

#### Commercial

2nd Floor, The Exchange, 19 Newhall Street, Birmingham B3 3PJ T: 0121 289 5009

Registered Office: 2nd Floor, The Exchange, 19 Newhall Street, Birmingham B3 3PJ England



#### BUSINESS RATES

We understand that the property is assessed as follows:-

Rateable Value: £74,500

Rates Payable (2020-21): £38,144

#### ENERGY PERFORMANCE CERTIFICATES

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

#### LEGAL COSTS

Each party is to be responsible for their own legal costs incurred throughout the transaction.

#### SECURITY

In respect to any letting, it is likely that the landlord will require a rental deposit and/or personal guarantee by way of security from the successful applicant, together with credit/company checks as appropriate.

Proof of funding will be required prior to instructing solicitors if purchasing the property.

#### VAT

Any prices or rent are exclusive, but may be subject to, VAT at the prevailing rate.

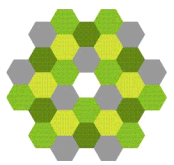
#### MONEY LAUNDERING

In accordance with current legislation, we will be required to carry out Anti-Money Laundering checks on successful applicants

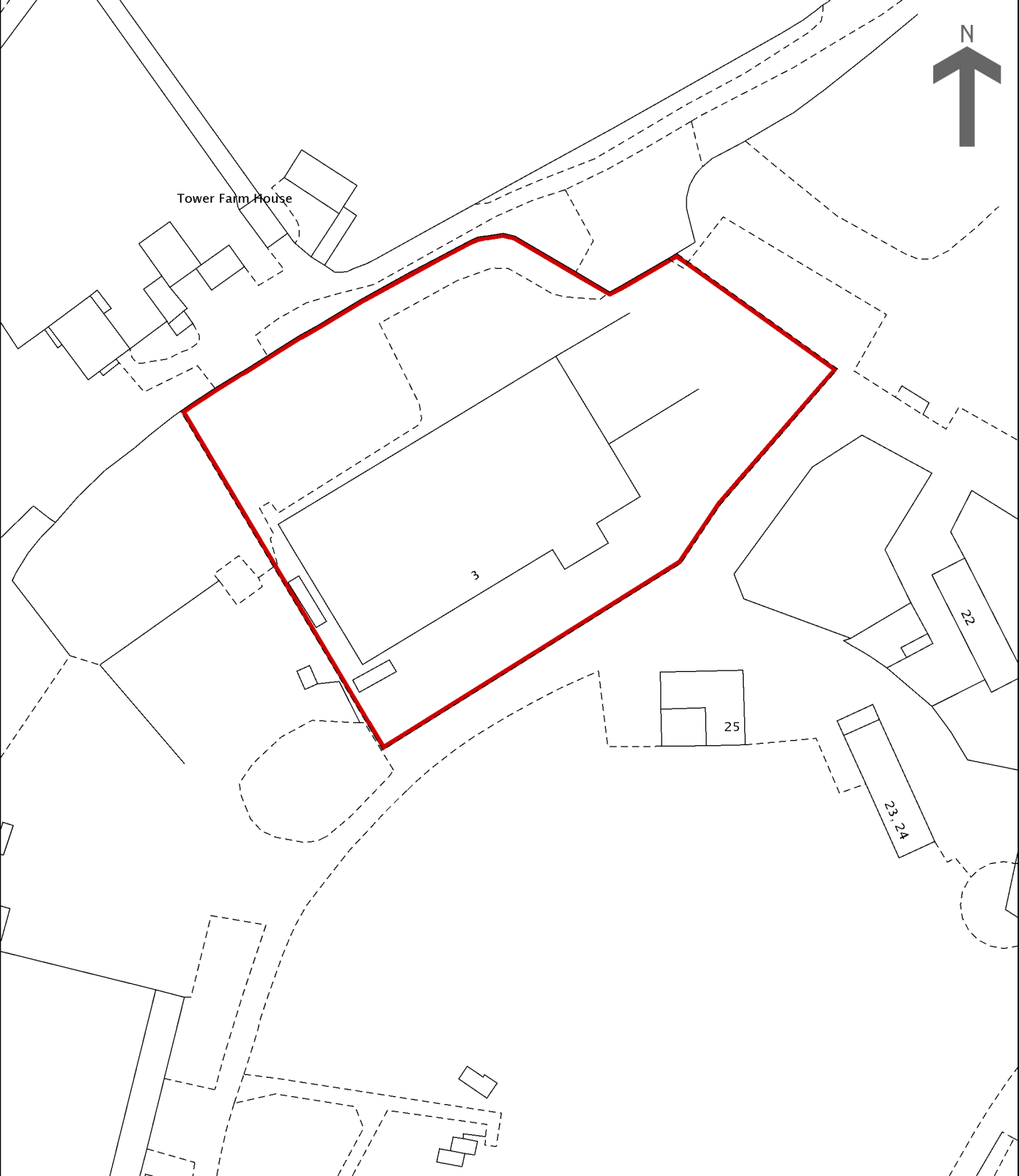
#### VIEWINGS

Strictly by prior appointment with the selling/letting agents:-

Centrick Commercial 0121 289 5009



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**This title is dealt with by HM Land Registry, Coventry Office.**