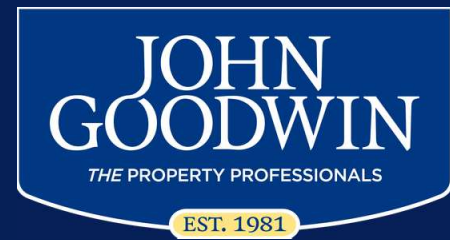




AVAILABLE TO LET

UNIT 1C, UPTON BUSINESS CENTRE, WELLAND ROAD

1,260 sq ft Industrial Unit





PROPERTY OVERVIEW

- Light industrial unit extending approximately 1,260 sq ft
- 3 Phase Power
- Roller shutter door
- Office and WC accommodation
- External parking to front
- Located within a family run business centre with ample room for expanding companies
- Guide rent: £9,750 Per Annum Exclusive plus VAT

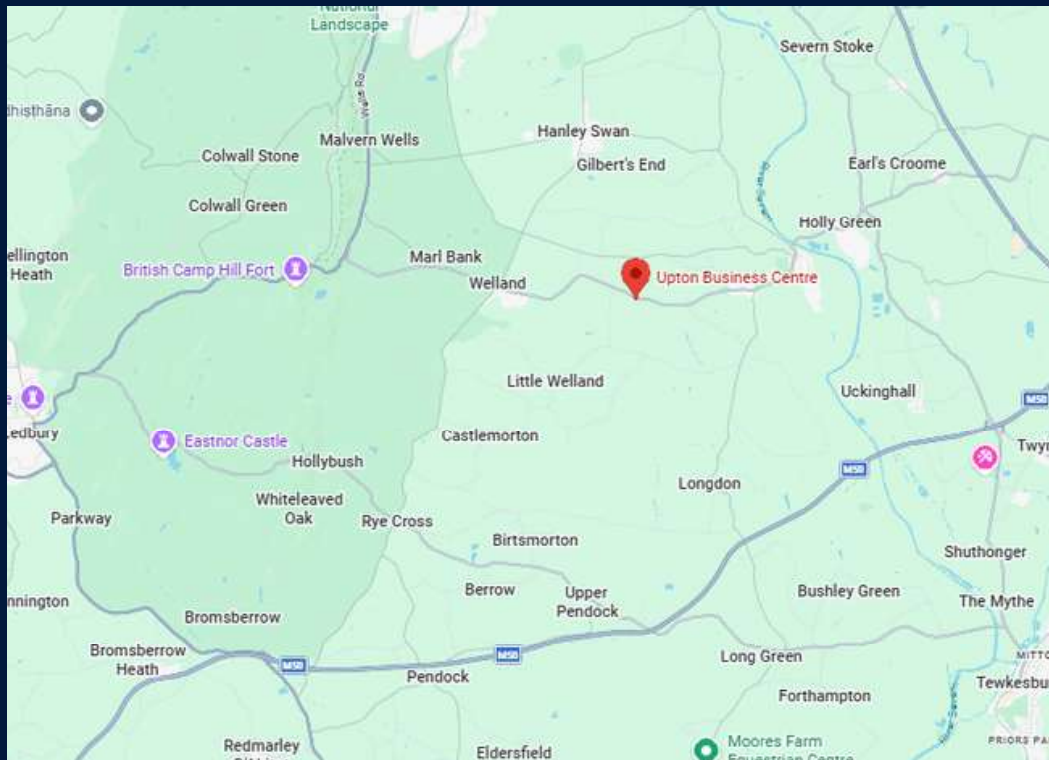
Access a virtual tour of the property here:

<https://tour.giraffe360.com/0af37fd16012425f9a0e5051c451aadb/>



SITUATION & LOCATION

Upton Business Centre is a small well managed estate of light industrial units situated on the A4104 Welland Road, the main road through Upton-upon-Severn, which is 1 mile distant. The estate is at high ground level relative to the town. Upton-upon-Severn is a historic Worcestershire town serving a wide rural catchment area. Great Malvern is 8 miles distant, Worcester 10 miles and Tewkesbury in Gloucestershire is 7 miles distant. The industrial estate is a fenced site with 24 hour CCTV and automated entrance gates.



Source: Google Maps 2026

Town/City	Distance	Drive Time
Ledbury	10 miles	20 minutes
Worcester	13 miles	25-30 minutes
Cheltenham	18 miles	40 minutes
Gloucester	20 miles	40 minutes
Hereford	24 miles	45 minutes
Monmouth	31 miles	45 minutes



DESCRIPTION

The unit is approximately 1,260 sq ft (gross internal area) and is of a steel frame construction to the exterior with blockwork to half height and profiled steel cladding to remainder, insulated profiled steel cladding to roof with inset roof lights..

The property benefits from a partitioned office, WC and LED lighting. Parking is available to the front of the property with four allocated spaces. The forecourt area in front of the roller shutter door may also be used for parking.

We understand the property is served by mains water, electricity and drainage.

ACCOMMODATION

The premises extends to approximately 1,260 sq ft.

Accommodation	Size (sq ft)	Size (sq m)	Floor
Industrial	1,260	117	Ground
Total	1,260	117	



SERVICES

We have been advised that three-phase electricity, water and drainage are connected to the property. This information has not been checked and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

PLANNING & EPC

The building has B1, B2 and B8 use - General Industrial and Storage. Interested parties should consult the Local Authority Planning Department to confirm the acceptability of a proposed use. There are no restrictions to working hours on site.

The property has an EPC Rating of C (75) <https://find-energy-certificate.service.gov.uk/energy-certificate/0464-3073-9443-4439-0532>

BUSINESS RATES

The Rateable Value is £9,500. This information has been obtained from the Valuation Office Agency website and all interested parties are therefore advised to verify these figures with the local billing authority.





PROPOSED TERMS

TENURE - The premises are available to let on a new six-year lease on a full repairing and insuring basis. There will be a rent review at year three.

RENT - £9,750 Per Annum Exclusive plus VAT.

SERVICE CHARGE AND INSURANCE - There is a fixed service charge for a three year term in respect of the maintenance of the estate. The service charge will be £1,314.00 plus VAT per annum. This also includes reimbursement to the landlord for buildings insurance.

LEGAL FEES - The incoming tenant is to pay £750 plus VAT as a contribution towards the landlord's reasonable legal costs incurred in connection with the preparation of the lease. This payment reserves the unit.

DEPOSIT - A deposit equivalent to one quarters rent will be required.

AVAILABLE DATE - The property is available now.

VIEWING ARRANGEMENTS

The property is available for viewings through the Agent's Commercial Department.

Tel: 01531 634648 (Option 3)

E-Mail: commercial@johngoodwin.co.uk

Address: 3-7 New Street Ledbury, HR8 2DX

DIRECTIONS

From the Agent's Upton Office, head south on the A4104, and continue along this road for approximately 1.5 miles. Upton Business Centre can be found on the left hand side, and the unit is indicated by our to let board.

POST CODE: WR8 0SW

WHAT3WORDS: ///gain.rank.ignore

GENERAL

Intending tenants will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to lease the property or enter into any contract.

LETTING AGENTS

JOHN GOODWIN COMMERCIAL DEPARTMENT
3-7 New Street Ledbury, HR8 2DX
01531 634648 (Option 3)
Commercial@johngoodwin.co.uk

Adam Goodwin MRICS

Chartered Surveyor & Director
adam@johngoodwin.co.uk

Katy Howes MRICS

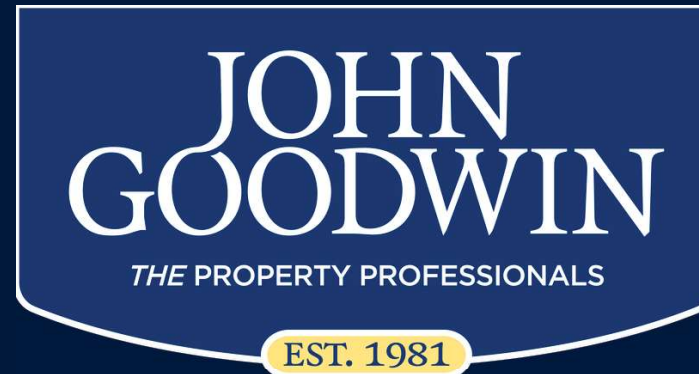
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Ben Phillips

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George Thurston

Commercial Agent
george@johngoodwin.co.uk



MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which particulars are issued: John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:
1. The particulars are set out as a general outline only for the guidance of intending purchasers or leases and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of facts but must satisfy themselves by inspection or otherwise as to the correctness of each of them.