

# FOR SALE / TO LET

SUITES 8 & 9 GREENBOX, WESTONHALL ROAD, STOKE PRIOR,  
BROMSGROVE, B60 4AL



## **SUPERB CHARACTER OFFICES 973 TO 2,307 SQ FT (90 TO 214 SQ M)**

- MODERN OPEN-PLAN
- UNDERFLOOR HEATING
- ALLOCATED PARKING
- SEPARATE PRIVATE OFFICES/MEETING ROOMS
- ATTRACTIVE SEMI-RURAL LOCATION
- AIR CONDITIONED

**PURCHASE PRICE FROM £205,000  
RENT FROM £17,000 PER ANNUM  
(PLUS VAT)**

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### LOCATION

Greenbox is a superb office development made up of converted and purpose-built office premises in a semi-rural location situated approximately three miles to the south of Bromsgrove Town Centre.

The development is only two miles from Junction 5 of the M42 Motorway and five miles from Junction 1 of the M42, making it ideally located for access to the Midlands motorway network and beyond.

### DESCRIPTION

Units 8 & 9 are located within the main period building; the Suites are currently inter-connecting, but can be easily separated to become self-contained.

The accommodation is arranged as follows:-

Unit 8: Accessed via the communal entrance hall and stairway, it comprises a First Floor Office Suite arranged as General Office, Meeting Room, Private Office, Kitchenette, separate male and female WCs and Shower.

The Net Floor Area is 1,301 sq ft.

Unit 9: Accessed via self-contained Ground Floor lobby to the rear of the building with stairs ascending to First Floor Office Suite comprising Open-plan Office, 2 No. Private Offices, Meeting Room, Store, Kitchenette and separate male and female WCs.

The Net Floor Area is 976 sq ft.

The Suites can be combined to create a total Net Floor Area of 2307 sq ft.

The premises are fitted to a high standard throughout, including:

- Underfloor heating
- Air-conditioning
- Quality fittings
- Carpets throughout
- Inset spots and CAT II lighting

Outside, 6 parking spaces are demised to Suite 8 and 3 spaces to Suite 9

### TENURE

Either: to Let on a new Business Lease for a term of 3 or more years or For Sale by way of our Clients Long Leasehold interest, 125 years from 2005.

### PURCHASE PRICE

Unit 8: £275,000 (plus VAT)

Unit 9: £205,000 (plus VAT)

### RENT

Unit 8: £22,750 per annum (plus VAT)

Unit 9: £17,000 per annum (plus VAT)

### EPC

Unit 8: D92

Unit 9: D81

### RATEABLE VALUE

Unit 8: £12,750

Unit 9: £8,000

### VAT

All prices and rents are subject to VAT at the prevailing rates.

### SERVICES

All mains services, save for gas, are connected.

### LEGAL FEES

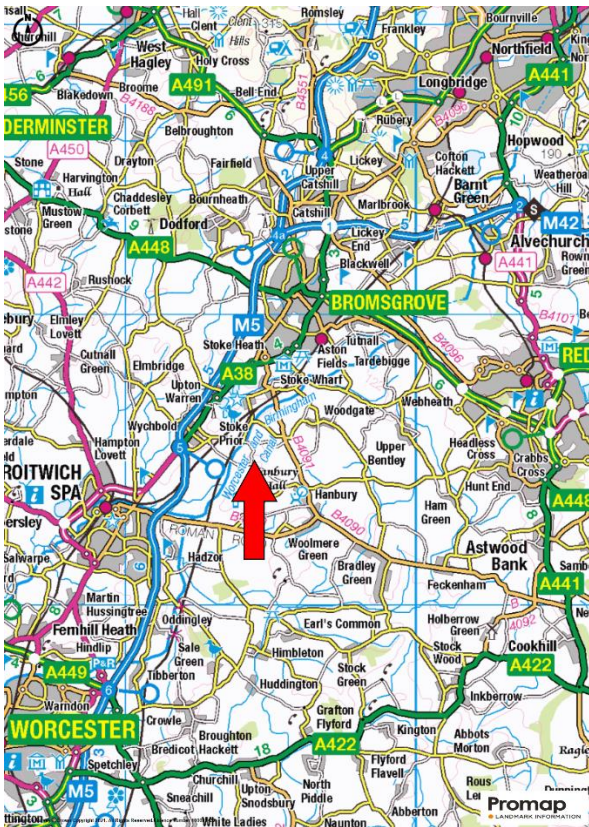
Each Party to bear their own fees.

### VIEWING

by appointment with our Reception - 01527 584 242.



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Misrepresentation Act: The accuracy of any description, dimensions, references to condition, permissions for use and occupation and other details contained herein are not guaranteed and are for guidance only and as such prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves of their accuracy. Neither John Truslove nor any of their or representatives has any authority to make or give any representation, warranty or enter into any contract whatsoever in relation to the property. Prices and rents quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function.