



Superb Modern Business Unit

GIA 2716 SQFT

Leask House, Hanbury Road, Stoke Prior, Bromsgrove, B60 4JZ

To Let

- **VERSATILE ACCOMMODATION**
- **16 CAR PARKING SPACES**
- **GIA 2716 SQFT**
- **QUALITY OFFICES**
- **5 MINS FROM M5**
- **NEW LEASE**

LOCATION

Leask House is located within Stoke Prior, on a well established Commercial Estate in a semi-rural location just South of Birmingham, on the B4091 Hanbury Road. It is, therefore, readily accessible from Bromsgrove and also the M5 and M42 Motorways. The building is located prominently at the entrance to the Estate.

DESCRIPTION

Leask House is a recently constructed two-storey Office Building on a self-contained site, with ample parking.

Internally, the building is well fitted throughout, incorporating LED lighting, network trunking and electric wall panel heaters. It also has the advantage of a roller-shutter door providing useful loading access if required.

ACCOMMODATION

The building provides the following accommodation on a gross internal basis.

Ground Floor – Lobby WC; Workshop and Meeting Room – 1,358 sq ft (126 sqm) .

First Floor – Office; Kitchenette and Meeting Room; WC - 1,358 sq ft (126 sqm).

Total 2,716 sq1 ft (252 sqm).

There are approximately 16 on site parking spaces.



SERVICES

All mains services are available.

RATEABLE VALUE

£17,000

RENT

£27,500 Per Annum + VAT

TERMS

Full Repairing and Insuring Lease for a term of 3 or more years.

LEGAL FEES

Each party will be responsible for their own legal costs incurred in this transaction.

VIEWING

Strictly by appointment with our office – 01527 584242

Area Map



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