



Detached Quality Offices

GIA 2,912 SQ FT (271 SQ M)

2 Courtyard, Harris Business Park Hanbury Road, Bromsgrove, B60 4DJ

To Let

- **CONVENIENT LOCATION**
- **CANAL SIDE ENVIRONMENT**
- **QUALITY FINISHES**
- **11 CAR PARKING SPACES**
- **CLOSE TO M5**
- **AVAILABLE IMMEDIATELY**

LOCATION

Harris Business Park is located in Stoke Prior, a village just outside Bromsgrove.

Hanbury Road (B4091) links to Bromsgrove to Droitwich via The Saltway. Junction 5 of the M5 is readily accessible via the A38 which links to the M42 to the north.

DESCRIPTION

The Property comprises a detached two storey high specification office, of traditional cavity brick construction with a ridged and a pitched roof and upvc framed double glazed windows.

Internally, the Property is well specified with good quality floor coverings, suspended ceilings incorporating insist LED lighting and with perimeter data trunking. The Property benefits from gas fired central heating supplemented with wall mounted comfort cooling.

The Gross Internal Area of the Property extends to approximately 2912 sq ft (194 sq m).

Separate Male and Female WCs are provided together with kitchenette facilities on both floors.

11 car parking spaces are demised to the offices

RENT

£29,500 per annum plus VAT

RATEABLE VALUE

£22,500

SERVICE CHARGE

TBC

ENERGY PERFORMANCE CERTIFICATE

Band C

SERVICES

All mains services are connected.

TENURE

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

LEGAL FEES

Each party to pay their own costs.

VIEWING

Strictly by appointment with our Reception on 01527 584 242.



Area Map



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