



Industrial Unit

8527.00 SQ FT

**Unit 28 Saxon Business Park Hanbury Road, Bromsgrove,
B60 4AD**

To Let / For Sale

- POPULAR LOCATION
- GOOD PARKING
- WELL SPECIFIED
- EAVES HEIGHT 18'4" (5.7M)
- EXCELLENT LOADING
- AVAILABLE OCTOBER 2024

Location

Unit 28 is located on the popular Saxon Business Park, which is located off Hanbury Road (B4091) in a prominent corner position. Road links are excellent with Junction 5 of the M5 Motorway and Junction 1 of the M42 being within 5 miles.

Description

The Property comprises a modern detached steel portal framed Factory/Warehouse with two storey Offices to the front.

Internally, the Property is well specified throughout with good quality Private Offices, Boardroom and staff welfare facilities to the Ground Floor with the First Floor being open plan Office. In addition, there is a substantial mezzanine floor which can be included by separate negotiation.

The Property is well specified throughout with a mixture of LED and fluorescent lighting with gas fired central heating to the Offices and high-level gas blowers to the Warehouse.

The Gross Internal Area (GIA) extends to approximately 8,527 sq ft (792 sqm) with the Mezzanine Floor providing a further 2,600 sq ft (242 sqm).

Externally, there is ample parking together with good access to the two roller shutter loading doors.

Asking Price

£999,500 (+VAT)

Asking Rent

£69,500 per annum (+VAT) on the basis of a New Full Repairing and Insuring Lease

Rateable Value

£54,500

Services

All mains services are available.

Energy Performance Certification (EPC)

Band C (65).

Legal Fees

Each party to bear their own costs.

Anti-money Laundering

In accordance with Anti-Money Laundering Regulations, we require two forms of Identification and confirmation of source of funding from all Purchasers.

Viewing

Strictly by appointment with our Reception on 01527 584242.



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.