

westbridge

COMMERCIAL

TO LET

## MODERN OFFICE PREMISES



### Unit 3, Greenbox, Westonhall Road, Stoke Prior, Bromsgrove



Richard Johnson



Sephie Portwood



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[www.westbridgecommercial.co.uk](http://www.westbridgecommercial.co.uk)

- 1,360 sq ft (126.45 m2) Office
- Open Plan Main Office
- Meeting Room and Separate Office
- Communal Gardens
- Allocated Parking
- £18,600 pa + VAT

# Unit 3, Greenbox, Westonhall Road, Stoke Prior, Bromsgrove, B60 4AL

## Location:

Located on Westonhall Road, 2.5 miles from the M5 motorway at junction 5. The site also has good road access to Bromsgrove and the M42 motorway.

## Description:

Office 3 is located on the ground floor of this impressive historic building believed to be built in the 1920's. The office has an entrance from the main ground floor hallway as well as an entrance to the rear from the communal gardens and parking area. The office is laid out as follows: there is a main open plan room with large windows to the front and rear giving lots of natural light. The room is carpeted underfoot and has lofty 3m ceiling heights. There are power/data sockets located in both the floor and the perimeter walls and there are two climate control units on the walls. Off the main office is a rear separate office/meeting room overlooking the gardens and there is a separate front office room or board room with its own toilet. There is a kitchen featuring work counter, base units, space for a fridge, tiled splashback and wall cupboards. Off the kitchen is a corridor which leads to a toilet with ceramic bowel sink and a plinth and two separate toilet cubicles.

## Floor Area:

Net Internal Area (NIA) is 1,360 sq ft (126.35 m2).

## Price:

£18,600 per annum.

## Tenure:

New lease available.

## Service Charge:

£4,500 pa (2024-25)

## Rateable Value:

£17,750 source: [www.voa.gov.uk](http://www.voa.gov.uk).

## Rates Payable:

The rates payable are calculated as a multiplier of the rateable value. If the rateable value is £12,000 or less small business may be entitled to 100% rates relief providing the property is their only business premises. Any interested applicants should contact the local authority and verify the multiplier and check if any rates relief is available for their business.

## Insurance:

Standard commercial terms are that the landlord insures the building and the tenant pays the landlord the cost of the buildings insurance annually. The tenant will be responsible for insuring their own stock, content and liabilities.

## Legal Costs & Holding Deposit

Each party pays their own legal costs. The landlord may request a holding deposit of £1000 once terms are agreed this will be deducted off the first payment of rent.

## Deposit:

The landlord may ask the tenant to provide a deposit, this is typically the equivalent of three months' worth of rent but could change and is subject of the tenant's financial status.

## VAT:

Value Added Tax at the prevailing rate is applicable on all costs shown in these particulars apart from business rates.

## EPC:

The Energy Performance Rating of the property is to be confirmed.  
A full copy of this report will be available from the agent's office upon request.



## Viewing:

Viewing strictly by prior appointment with sole agent:

## Richard Johnson

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## GDPR

You have requested a viewing of a property and therefore we will require certain pieces of personal information from you in order to provide a professional service to you and our client. Should you wish to take up a tenancy the process will involve collecting personal information about you or your company which will need to be shared with our client and Credit Safe or other credit referencing agencies. We will not share this information with any other third party without your consent. More information on how we hold and process your data is available on our website [www.westbridgecommercial.co.uk](http://www.westbridgecommercial.co.uk).



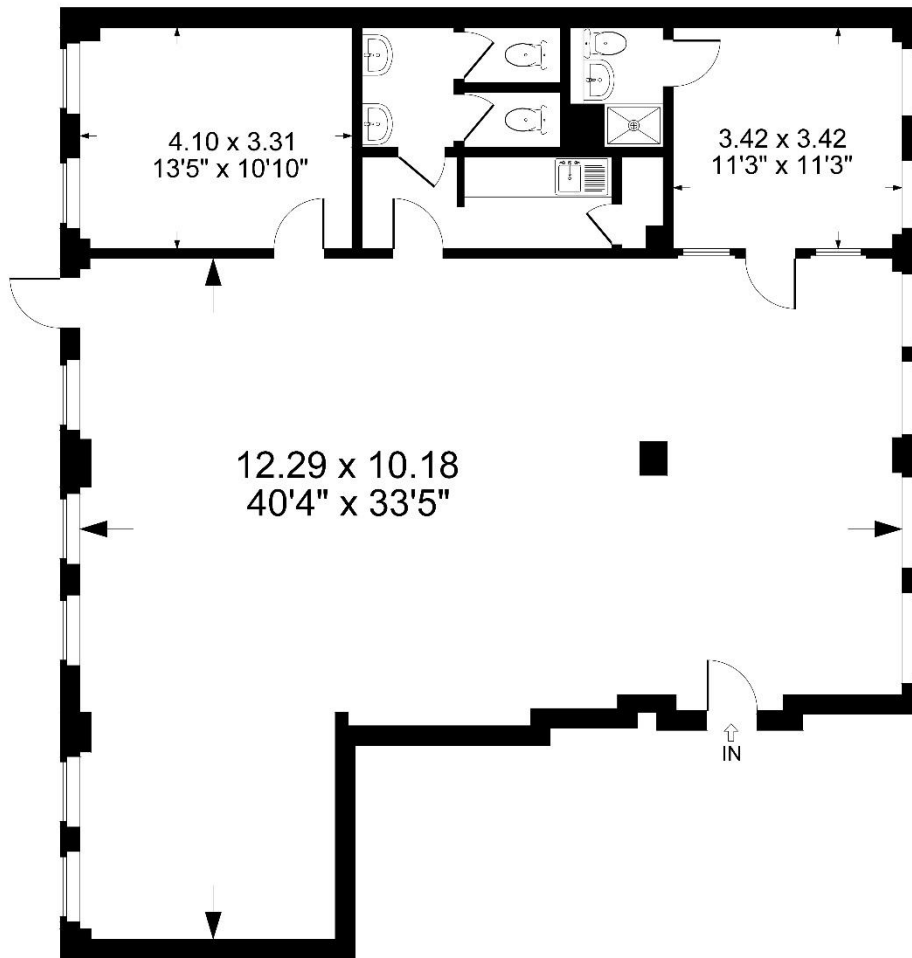


Illustration for identification purposes only,  
measurements are approximate, not to scale.

## Ground Floor