

westbridge

COMMERCIAL

FOR SALE

MODERN OFFICE PREMISES



Unit 6 Greenbox, Westonhall Road,
Stoke Prior, Bromsgrove



Richard Johnson



Sophie Portwood



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www.westbridgecommercial.co.uk

- 579 sq ft (53.81 m2)
- First Floor Offices in Historic Art Deco Building
- 2.5 miles from the M5 at junction 5
- 3 Allocated Parking Spaces
- £129,950 + VAT

Unit 6 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:

The office is located on the first floor and is accessed via the main common hallway at the front of this impressive Art Deco building.

At the top of the stairs the office has its own front door with intercom system, this door opens up into the main office room. There are eight windows giving the office and meeting room lots of natural light into the space and these overlook the common gardens which all owners and tenants have the use of.

The office itself has high ceilings mounted with strip lights, a climate control system, south facing windows and carpeted floors. The office is mostly open plan with a glass separating screen between the main office and the meeting/directors room with white painted walls and a wooden effect floor. There is a kitchen area and two toilets with modern quality fittings.

The office has 3 allocated parking spaces and full use of the common external areas.

Floor Area:

Net Internal Area (NIA) is 579 sq ft (53.81 m2).

Price:

£129,950 + VAT

Tenure:

New lease available.

Service Charge:

£3,964.12 per annum (2024-25) payable.

Rateable Value:

£10,000 source: 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.

Legal Costs & Holding Deposit

Each party pays their own legal costs.

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 = D.

A full copy of this report is available from the agent's office upon request.



Viewing:

Viewing strictly by prior appointment with sole agent:

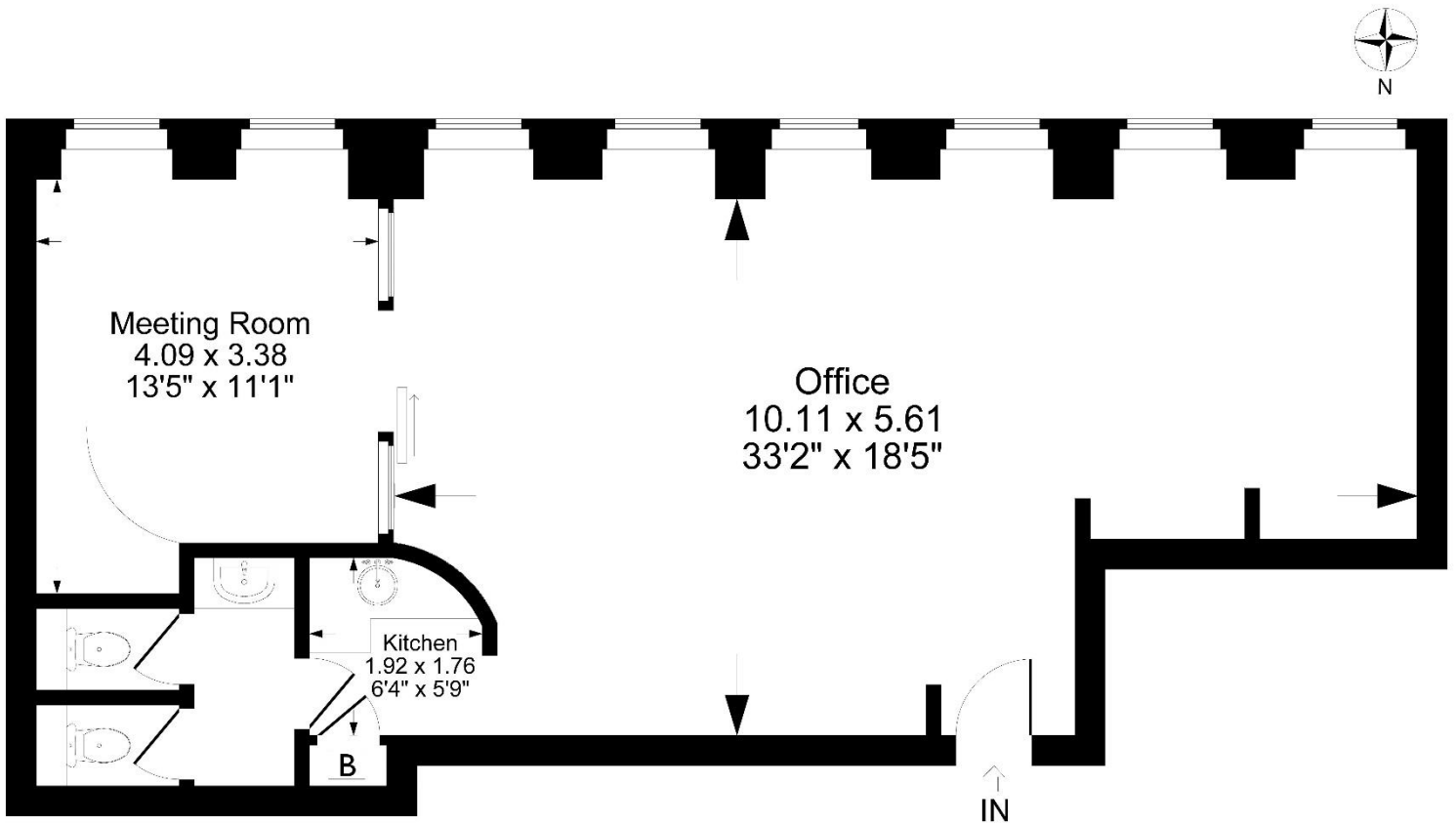
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GDPR

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.





First Floor

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