



4, 5 & Plot 6 Birch Court, Harris Business Park, Bromsgrove B60 4FG

High Quality Offices with Secure Parking

- 2,138 sq ft (198.70 sq m) NIA
- Includes a secure car park compound
- Sought after business park location
- Raised access flooring to the first floor and full comfort cooling
- Modern suspended ceilings with inset lighting throughout
- Designated parking to the front of the building
- Easy access to the M5 & M42 motorway networks

For Sale

4, 5 & Plot 6 Birch Court, Harris Business Park, Bromsgrove B60 4FG

Location

The property stands in a prominent position fronting the main B4091 Hanbury Road close to the entrance to Harris Business Park which is one of Bromsgrove's prime out of town business locations with easily accessible estate roads, good on site car parking facilities and landscaped grounds.

The property is situated approximately one and a half miles to the south of Bromsgrove town centre with Junction 5 of the M5 motorway being approximately two miles to the south west. Junction 1 of the M42 motorway and Junction 4 of the M5 motorway are four and five miles distant respectively.

Description

Internally the property provides modern ground and first floor office accommodation with raised access floors, comfort cooling, modern suspended ceilings together with good quality kitchen and WC facilities. The property offers the following net internal area:

Ground Floor	1,188 sq ft	110.41 sq m
First Floor	950 sq ft	88.29 sq m
Total	2,138 sq ft	198.70 sq m

Externally there are seven designated car parking spaces directly to the front of the building. In addition, the property benefits from a secure compound which can be used as additional parking.

Energy Performance Certificate (EPC)

The property has an energy performance rating of C.



These particulars are not to form part of a sale/letting contract and may be subject to errors and/or omissions therefore prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the sale/letting contract documentation or left in situ and gratis upon completion. Prospective purchasers/tenants are instructed to seek validation of all such matters prior to expressing any formal intent to purchase/lease. The property is sold/let subject to any rights of way, easements, wayleaves, covenants, any other issues or planning matters which may affect the legal title. Consequently, prospective purchasers/tenants are advised to seek validation of all above matters, prior to expressing any formal intent to purchase/lease.



Guide Price – £415,000 for the freehold

Tenure

The property is available freehold

VAT

All prices, premiums and rents etc are quoted exclusive of, but may be subject to VAT at the prevailing rate.

Rating Assessment

Rateable Value (2021/22) - £16,500

Legal Costs

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

Viewing and further information:
Call: 01527 872525

Charlie Green
charlottegreen@gjsdillon.co.uk

Andrew Lewis
andrewlewis@gjsdillon.co.uk