



8 Alfred Court, Saxon Business Park, Stoke Prior, Bromsgrove, B60 4AD

Modern two storey office accommodation

- 1,252 sq ft (116.28 sq m) NIA
- Ground and first floor office accommodation
- Parking for 3 cars
- Popular business park location
- Excellent links to the motorway network

Viewing and further information: call us on **01527 872525**
www.GJSDillon.co.uk

For Sale

8 Alfred Court, Saxon Business Park, Stoke Prior, Bromsgrove, B60 4AD

Location

The property is located on Saxon Business Park, Hanbury Road, Stoke Prior, approximately 2 miles south of Bromsgrove town centre. Saxon Business Park has a range of small, medium and large, local and national office and industrial occupiers, all of whom benefit from being on an established business park location with easily accessible estate roads and on site car parking.

Junction 4 of the M5 motorway and junction 1 of the M42 motorway lie approximately 3 miles distant, providing access to the M5 and M42 motorway as well as the national motorway network. Birmingham City Centre is situated approximately 15 miles to the north and Worcester City Centre is situated approximately 10 miles to the South.

Bromsgrove has a mainline railway station which is situated to the south of the town. There are frequent trains to Birmingham New Street, Worcester Foregate Street and Hereford. There is also a bus station adjacent to the high street. Buses operate to a wide area of Worcestershire and the West Midlands.

This location is extremely popular with local, regional and national businesses.

Description

The property comprises a modern end of terrace two storey brick built office building with a pitched tiled roof. Internally the premises comprises of good quality office accommodation on the ground floor with a good sized meeting room, two further offices, a store room, kitchen and male and female toilets with open plan office accommodation on the first floor. Externally the property offers demised parking for approximately 3 vehicles.

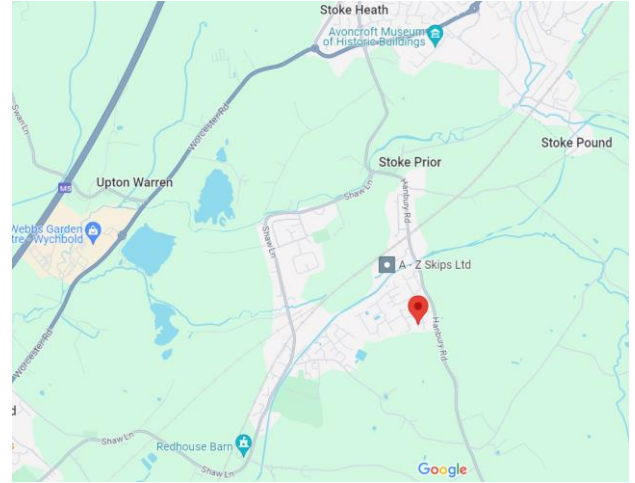
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|--------------|--------------------|--------------------|
| Ground Floor | 565 sq ft | 52.45 sq m |
| First Floor | 687 sq ft | 63.83 sq m |
| Total | 1,252 sq ft | 116.28 sq m |

Tenure

The property is available freehold

Energy Performance Certificate (EPC)

The property energy performance rating C (63)



Guide Price £185,000

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

| | |
|--------------|--------|
| Ground Floor | £4,500 |
| First Floor | £4,650 |

Legal Costs

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



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.

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The Commercial Property Consultants

Embedded in the business community, we are experts in our field:
changing the way commercial property is perceived in our region

