



Unit 4, Block B, Saxon Business Park, Stoke Prior, Bromsgrove, B60 4AD

## Modern Industrial / Warehouse Unit

- 4,289 sq ft (398.43 sq m) NIA
- Warehouse with mezzanine storage
- First floor offices
- Air conditioning throughout
- Popular business park location
- Excellent links to the motorway network

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# To Let

## Unit 4, Block B, Saxon Business Park, Stoke Prior, Bromsgrove, B60 4AD

### Location

The property is located on Saxon Business Park, Hanbury Road, Stoke Prior and is approximately two 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 three mile 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.

### Description

Unit 4 Saxon Business Park comprises of a modern end terraced industrial/warehouse building of steel portal frame construction with brick and block cavity walls, insulated steel profile panel cladding with powder coated aluminium windows and door frames, surmounted by an insulated steel profile panel clad pitched roof with translucent roof lights.

The accommodation more particularly comprises of a ground floor warehouse with a roller shutter door to front elevation. Inside the warehouse there is a large mezzanine storage area. There is also ground and first floor office accommodation with kitchen and WC facilities. We note that the office accommodation has been finished to a high standard with LED lighting and air conditioning throughout.

Ground Floor	2,264 sq ft	210.36 sq m
First Floor	1,218 sq ft	113.16 sq m
Mezzanine Storage	806 sq ft	74.91 sq m
<b>Total</b>	<b>4,289 sq ft</b>	<b>398.43 sq m</b>

### Tenure

The property is available on a new business lease for a term of years to be agreed.

### Energy Performance Certificate (EPC)

The property energy rating performance of C (54)



### Guide Rental £30,000 per annum

### 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 - £22,750

### 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.

### Viewing and further information:

Call: 01527 872525

### Roy Wilkes

roywilkes@gjsdillon.co.uk

### Kyle Pugh

kylepugh@gjsdillon.co.uk

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