



Units at Stoke Heath Works, Hanbury Road, Bromsgrove B60 4LT

High bay warehouse and manufacturing space

- Total combined area 19,770 sq ft (1,836.71 sq m) GIA
- 9,189 sq ft (853.70 sq m) GIA high bay warehouse/storage
- 10,581 sq ft (983.01 sq m) GIA manufacturing space
- Situated on the A38, under three miles from J5 of M5 Motorway
- Good loading and unloading facilities.
- Units available together or separately
- Excellent links to the national motorway networks

Viewing and further information: call us on **01527 872525**

www.GJSDillon.co.uk

To Let

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Location

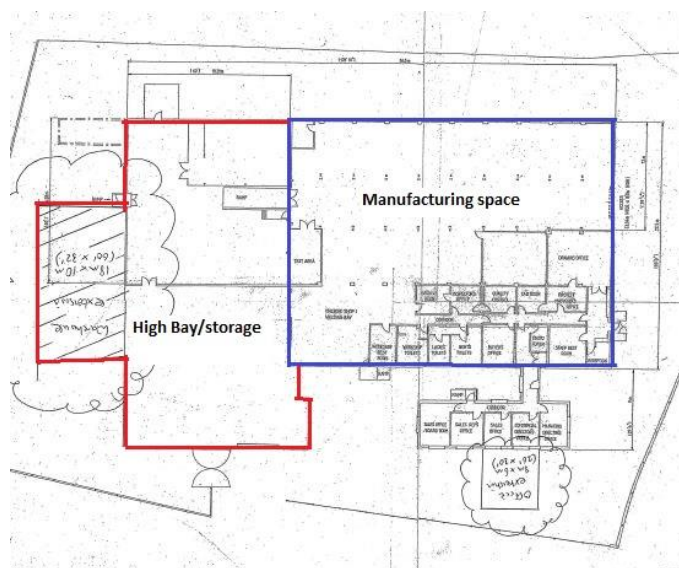
Stoke Heath Works are situated on the A38, to the south of Bromsgrove town centre. In nearby proximity are the commercial centres of Buntsford Gate, Saxon & Harris Business Parks and Sherwood Road & it's associated industrial estates.

The site is well located, being approximately two and a half miles from Junction 5 of the M5 motorway, which is accessed directly down the A38. Situated a mile and a half south of Bromsgrove town centre, Junction 4 of the M5 motorway and Junction 1 of the M42 are also easily accessible. Birmingham city centre is situated approximately 12 miles to the north and Worcester city centre is situated approximately nine miles to the south.

Description

Stoke Heath Works comprises manufacturing, storage and office facilities. The manufacturing space comprises of workshop space, ancillary cellular office accommodation with self-contained WC's and a kitchenette.

The high bay warehouse/storage is situated to the rear of the site and benefits from its own access off the A38 and its own roller shutter door.



Guide Rental:

Manufacturing space £45,000 per annum
High bay/storage space £35,000 per annum
Entire Unit POA

VAT

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

Rating Assessment

The site is currently rated as a whole. Should the areas be let separately, they will need to be reassessed for rating purposes.

Legal Costs

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

Tenure

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

Energy Performance Certificate (EPC)

The property has an energy performance rating of TBC

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:
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