



17A Harris Business Park, Stoke Prior, Bromsgrove B60 4DJ

## Modern Two Storey Office Building

- 5,470 sq ft (508.21 sq m) NIA
- Detached office building
- Open plan and cellular office accommodation
- Excellent car parking facilities and external space
- Good access to Junc 4 of the M5 and Junc 1 of the M42 motorway
- Good quality fit out and specification

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

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# For Sale / To Let

## 17A Harris Business Park, Stoke Prior, Bromsgrove B60 4DJ

### Location

The property is located on Harris Business Park, Hanbury Road, Stoke Prior and is approximately two miles south of Bromsgrove town centre. Harris and the neighbouring Saxon Business Park have 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 miles distant, making it highly accessible by providing access to the national motorway network. Bromsgrove also 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. Birmingham City Centre is situated approximately 15 miles to the north and Worcester City Centre is situated approximately 10 miles to the south.

### Description

The property is a modern two storey office. Internally the property provides a central reception with a mixture of cellular and predominately open plan office space over the ground and first floors. kitchen and WC facilities over both floors and the offices are fitted out to a good specification with perimeter trunking, LED ceiling lights and a quality fit out.

Ground Floor	2,584 sq ft	240.09 sq m
First Floor	2,886 sq ft	268.11 sq m
<b>Total</b>	<b>5,470 sq ft</b>	<b>508.21 sq m</b>

### Tenure

The property is available freehold

### Energy Performance Certificate (EPC)

The property has an energy performance rating of TBC

### Rating Assessment

Rateable Value – £39,750



**Guide Price £600,000**

### VAT

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

### 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:**  
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**GJS | Dillon**

The Commercial Property Consultants

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changing the way commercial property is perceived in our region

