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TO LET/MAY SELL



BRAND NEW WAREHOUSE PREMISES



**Unit 1 Maguire Court
Saxon Business Park
Stoke Prior
Bromsgrove
B60 4AD**

- 2,500 sq ft (232.25 sq m) GIA
- Brand new semi detached unit
- Ground and first floor office space
- Good loading, unloading and car parking provision
- 3 miles from junction 5 of the M5 motorway

Head Office 01905 676169
Bromsgrove Office 01527 872525
Worcester Office 01905 28684



www.gjsdillon.co.uk

Unit 1 Maguire Court, Saxon Business Park, Stoke Prior, Bromsgrove B60 4AD

Location:

Maguire Court stands close to the entrance to Saxon Business Park, Hanbury Road, Stoke Prior which is itself situated 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.

Junctions 4 and 5 of the M5 motorway and junction 1 of the M42 motorway are all within approximately three miles of the business park providing access to the M40 and M6 national motorway network beyond.

Description:

The property itself stands in a prominent position being one of two identical brand-new semi-detached steel portal frame industrial/warehouse units of part brick/block construction with part steel profile panel cladding above with a pitched insulated steel profile panel roof. On the ground floor of the property there is a good-sized warehouse/workshop area with a reception area, male and female wcs and a kitchen area. On the first floor of the property there is a good sized open plan office area.

Accommodation:

The accommodation more particularly comprises:

- Ground floor warehouse
- Up and over shutter door to front elevation
- Ground and first floor office accommodation
- Kitchen and WC facilities

Tenure:

The property is available freehold or leasehold for a term of years to be agreed.

Energy Performance Certificate (EPC):

The property has an energy performance rating of TBC



Guide Price: £295,000

Guide Rental: £16,500 per annum exclusive

Rating Assessment:

As this property is currently under construction it has not yet been assessed for business rates by Bromsgrove District Council.

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.

Viewing and Further Information:
Strictly by prior appointment with the sole agents:

Charlie Green
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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. The Agents have not formally verified any part of the property's officially authorised planning use, structural integrity, tenure or availability/operation of services and/or appliances. Therefore, 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.