

For Sale

GJS | Dillon

The Commercial Property Consultants



Alacrity House, Saxon Business Park, Bromsgrove B60 4AD

Prominently Positioned Detached Modern Office

- 6,547 sq ft (608.23 sq m) NIA
- Two storey fully refurbished office building
- Sought after business park location
- Prominently positioned on the entrance to the park
- Excellent on-site car parking – 26 spaces
- Easy access to the M5 and M42 motorway networks

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

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Alacrity House, Saxon Business Park 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. Bromsgrove has a mainline railway station is situated to the south of the town.

Description

Alacrity House is a modern detached two storey office building of brick construction. Internally the property provides a central reception and office accommodation of the ground and first floor, along with kitchen and WC facilities on both floors. The offices are fitted out to a good specification with air conditioning, perimeter wall trunking and Cat V cabling. One of the best assets the property is that it has excellent onsite car parking, offering a minimum of 26 spaces.



Guide Price - £715,000

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 - £49,250

Legal Costs

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

Ground Floor	3,228 sq ft	299.90 sq m
First Floor	3,319 sq ft	308.37 sq m
Total	6,547 sq ft	608.27 sq m

Tenure

The property is available freehold

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:
Call: 01527 872525 / 07394 569128

Charlie Green
charlottegreen@gjsdillon.co.uk

Andrew Lewis
andrewlewis@gjsdillon.co.uk