



Unit A Sorenson House, Saxon Business Park, Bromsgrove B60 4GA

Warehouse/Industrial Accommodation

- 3,592 sqft (333.73 sqm) GIA
- 2 miles south of Bromsgrove Town Centre
- 10 car parking spaces
- Loading & unloading bay
- Minimum eaves height 5.45m
- Excellent links to the motorway network system

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

www.GJSDillon.co.uk

For Sale/To Let

Unit A Sorenson House, Saxon Business Park, Bromsgrove

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 miles 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 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. Buses operate to a wide area of Worcestershire and the West Midlands.

Description

Unit A Sorenson House comprises an end-terrace industrial / warehouse premises arranged over the ground floor, with mezzanine accommodation to the front of the premises. Internally, there is accommodation to the front which offers an office, two WCs, kitchen and storage room. The remaining internal space comprises industrial / warehouse accommodation, which offers a minimum eaves height of 5.45m and maximum eaves height of 7.50m.

Externally the property has parking for 10 cars and a loading / unloading bay in front of the roller shutter door.

Ground Floor	3,115 Sq Ft	289.42 Sq M
Mezzanine Floor	477 Sq Ft	44.30 Sq M
Total	3,592	333.73

Tenure

The property is available freehold.

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



Guide Price - £515,000 for the freehold
Guide Rental - £30,000 per annum

Energy Performance Certificate (EPC)

To be confirmed

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 - £17,000

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.

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The Commercial Property Consultants

Embedded in the business community, we are experts in our field:
changing the way commercial property is perceived in our region

