

To Let

GJS | Dillon

The Commercial Property Consultants



5 Saxon Business Park, Stoke Prior, Bromsgrove B60 4AD

Modern Industrial / Warehouse Unit

- 3,354 sq ft (311.61 sq m) GIA
- Warehouse with mezzanine storage
- First floor offices
- Good loading and unloading provisions
- Popular business park location
- Excellent links to the motorway networks

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

[www.GJSDillon.co.uk](http://www.GJSDillon.co.uk)

# To Let

## 5 Saxon Business Park, Stoke Prior, 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 miles distant providing access to the M5 and M42 motorway as well as the national motorway network

### Description

The property itself stands in a prominent position being at the centre of a parade of three units – all steel portal frame industrial/warehouse units of part brick/block construction. On the ground floor of the property there is a good-sized warehouse/workshop area with a reception area, WCs and a kitchen area. On the first floor of the property there are good sized offices.



Ground Floor	2,271 sq ft	210.97 sq m
First Floor Offices	509 sq ft	47.32 sq m
Mezzanine	574 sq ft	53.32 sq m
<b>Total</b>	<b>3,354 sq ft</b>	<b>311.61 sq m</b>

### Tenure

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



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.

**Guide Rental £19,500 per annum exclusive**

### VAT

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

### Rating Assessment

The building is currently being reassessed. Please contact Bromsgrove District Council for all enquiries.

### Legal Costs

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

### Energy Performance Certificate (EPC)

The property has an energy performance rating of TBC

**Viewing and further information:**  
Call: 01527 872525 / 07394 569128

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