

For Sale

GJS | Dillon

The Commercial Property Consultants



Abberley View, Saxon Business Park, Bromsgrove B60 4AD

## Detached Modern Headquarters Office

- 5,500 sq ft (510.96 sq m)
- Two storey modern office building
- Excellent onsite car parking – 39 spaces
- Sought after business park location
- Open and cellular offices
- Excellent links to national motorway networks

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

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# For Sale

## Abberley View, Saxon Business Park, Bromsgrove B60 4AD

### Location

Abberley View is located on Saxon Business Park which is one of Bromsgrove's prime out of town business parks with easily accessible estate roads and good on-site car parking provision.

The property is situated approximately 3 miles to the south of Bromsgrove town centre, with Junction 5 of the M5 motorway being approximately 3 miles to the south west, Junction 4 of the M5 motorway being approximately 6 miles to the north and Junction 1 of the M42 motorway being approximately 4 miles to the north.

### Description

The property comprises a two-storey detached office building of brick construction, surmounted by a pitched tiled roof with 39 allocated car parking spaces.

Internally the property provides a reception area giving access to the ground and first floors. Both floors provide open plan, cellular office accommodation and meeting/boardroom facilities. The accommodation has the following features;

- Good sized open plan offices
- Individual/cellular offices
- Premier wall trunking to some offices
- Air conditioning to some offices
- Electric security shutters on the ground floor
- Kitchen facilities on both floors
- WC facilities on the ground floor
- 39 allocated car parking spaces

Ground Floor	2,750 sq ft	255.48 sq m
First Floor	2,750 sq ft	255.48 sq m
Total	5,500 sq ft	510.96 sq m

### Tenure

The property is available freehold

### Energy Performance Certificate (EPC)

The property has an energy performance rating of C



**Guide Price £625,000**

### 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	£45,500
Estimated Rates Payable 2018/2019	£21,794.50

### 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

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

