

FOR SALE

Modern Two Storey Office Building



Fiji House
5 The Courtyard
Harris Business Park
Stoke Prior
Bromsgrove
B60 4DJ

- 2,086 sq ft (193.84 sq m) NIA
- Flexible open plan accommodation
- Kitchen facilities on both floors
- Comfort cooling
- Popular business park location
- 9 on site car parking spaces

Bromsgrove Office
13 New Road
Bromsgrove B60 2JG
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Worcester Office
9 Edgar Street
Worcester WR1 2LR
01905 28684

Fiji House, 5 The Courtyard, Harris Business Park, Stoke Prior, Bromsgrove, B60 4DJ

Location:

Fiji House is situated on Harris Business Park which is one of Bromsgrove's prime out of town business parks with easily accessible estate roads, excellent on site car parking facilities and landscaped grounds.

The property is situated approximately one and half miles to the south of Bromsgrove town centre, with junction 5 of the M5 motorway being approximately two miles to the south west, junction 4 of the M5 motorway being approximately five miles to the north and junction 1 of the M42 motorway being approximately four miles to the north.

Description:

Fiji House is a modern purpose built detached two storey office building providing an external ramped access to front double doors, two open plan office areas on the ground and first floor with a separate meeting/board room to first floor. The property has been well maintained and fitted out to a high standard providing the following facilities/specifications:

- Modern suspended ceilings with inset LG3 lighting
- Comfort cooling
- Kitchen facilities on both floors
- Gas central heating
- Disabled Washroom/WC facilities to ground floor
- Separate Male and Female WC facilities
- 9 on site car parking spaces

Accommodation:

The property provides good quality ground and first floor office accommodation being equipped with glazed partitioning on the ground floor and a separate glazed partitioned area on the first floor providing a private meeting/board room. There is a designated server room on the ground floor with both floors having the benefit of kitchen and WC facilities.

Accommodation	Sq Ft	Sq M
Ground Floor	1,046	97.2
First Floor	1,040	96.64
Total Floor Area	2,086	193.84

Reduced Guide Price:

£240,000



Tenure:

The accommodation is available freehold. There is an Estates Service Charge to cover the maintenance of external car parking areas, landscaped areas and lighting etc. Details are available from the sole agent.

Energy Performance Certificate (EPC):

The property has an energy performance rating of C

Rateable Assessment:

Rateable Value	£24,000
Rates Payable 2014/2015	£11,304

VAT:

All prices and premiums etc are quoted exclusive of 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:

Claire Juggins
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