



Unit C Priory House, Saxon Business Park, Bromsgrove B60 4AD

## Modern Industrial/warehouse premises

- 2,208 sq ft (205.12 sq m) GIA
- Warehouse with ground and first floor offices
- Good car parking, loading and unloading area
- Eaves height 5.5m
- Popular business park location
- Excellent links to the national motorway network

Viewing and further information: call us on **01527 872525**  
[www.GJSDillon.co.uk](http://www.GJSDillon.co.uk)

# For Sale

## Unit C Priory House, Saxon Business Park, Bromsgrove B60 4AD

### Location

Unit C Priory House is located on Saxon Business Park which is one of Bromsgrove's prime out of town business parks. 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

A modern self-contained semi-detached industrial/warehouse unit of steel portal frame construction with brick and block cavity wall, insulated steel profile panel cladding with powder coated windows and door frames surmounted by an insulated steel profile panel clad pitched roof with translucent roof lights. The accommodation more particularly comprises:

- High bay warehouse
- Comfort cooling (heating and cooling)
- Eaves height 5.5m
- Roller shutter door to front elevation
- Ground and first floor office accommodation
- Kitchen and wc facilities
- Alarm
- Loading and unloading area
- Two car parking spaces to the side of the building.

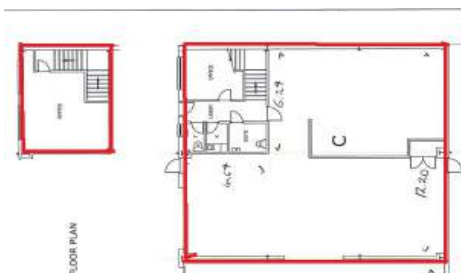
Ground Floor	1,893 sq ft	175.86 sq m
First Floor	315 sq ft	29.26 sq m
<b>Total</b>	<b>2,208 sq ft</b>	<b>205.12 sq m</b>

### 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.



**Guide Price £250,000 for the freehold**

### VAT

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

### Rating Assessment

Unit C is currently rated with Units A and B, however separate rating assessment is being sought for Unit C.

### Legal Costs

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

**Viewing and further information:**  
call 01905 676169/01527 872525

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