

For Sale

GJS | Dillon

The Commercial Property Consultants



Unit 14B Saxon Business Park, Stoke Prior, Bromsgrove B60 4AD

Brand New Industrial / Warehouse Unit

- 2,400 sq ft (222.92 sq m)
- Brand new detached unit
- Good loading unloading and car parking provisions
- Popular business park location
- Excellent links to the motorway network
- Option for installation of offices (at an extra cost)

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

www.GJSDillon.co.uk

For Sale

Unit 14B Saxon Business Park, Stoke Prior, Bromsgrove B60 4AD

Location

The unit is located on Saxon Business Park, Hanbury Road, Stoke Prior which is itself situated approximately two miles south of Bromsgrove town centre. Saxon Business Park has a range of small, medium, large local & 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.

Junctions 4 and 5 of the M5 motorway and Junction 1 of the M42 motorway are all within approximately three miles of the business park providing access to the M40 and M6 national motorway network beyond.

Description

The property itself is a brand-new detached steel portal frame industrial/warehouse unit of part brick/block construction with part steel profile panel cladding above with a pitched insulated steel profile panel roof. Loading is via an electric roller shutter door with pedestrian access in to the warehouse. The unit is being sold as a shell finish however, options are available for purchasers to have this specification improved (at an extra cost)

Tenure

The property is available freehold

Energy Performance Certificate (EPC)

The property is currently being assessed for energy performance purposes having been recently built.



Guide Price: £285,000

(There is the option to increase the floor area by adding additional office accommodation. This will be subject to additional costs)

VAT

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

Rating Assessment

As this property is currently under construction it has not yet been assessed for business rates by Bromsgrove District Council.

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:
call 01527 872525/01905 676169

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

