

To Let

GJS | Dillon

The Commercial Property Consultants



Unit B Asquith Court, Saxon Business Park, Bromsgrove B60 4FF

## Modern Industrial / Warehouse Unit

- 3,534 sq ft (328.29sq m) GIA
- Ancillary ground and first floor offices
- Good loading, unloading and car parking provisions
- Warehouse with mezzanine storage
- Popular business park location
- Excellent link to the motorway networks

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

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

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## Unit B Asquith Court, Saxon Business Park, Bromsgrove B60 4FF

### 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 premises comprise a good sized semi-detached industrial building with a warehouse / storage area and ancillary office space. The office accommodation has been finished to a good standard. This space offers a ground floor office/reception, male & female/ disabled WCs, kitchenette and a further rear office. The first floor is accessed by an internal staircase which leads to an open plan office area with access to the mezzanine storage area.

The warehouse accommodation has a large mezzanine storage area and roller shutter door which provides direct access to a good sized yard area. There is car parking to the front of the building.

Warehouse	1,460 sq ft	135.70 sq m
Ground Floor Offices	541 sq ft	50.28 sq m
First Floor Office	631 sq ft	58.66 sq m
First Floor Mezz	900 sq ft	83.65 sq m
<b>Total</b>	<b>3,534 sq ft</b>	<b>328.29 sq m</b>

### Tenure

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

### Energy Performance Certificate (EPC)

The property has an energy performance rating of D



**Guide Rental £17,500 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

Rateable Value - £14,250

### 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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