



Unit H Swallow Court, Saxon Business Park, Bromsgrove B60 4FE

## Modern Industrial / Warehouse Premises

- 3,200 sq ft (297.33 sq m) GIA
- Ancillary ground and first floor offices including a boardroom
- Good loading/unloading and car parking provision
- Popular business park location
- Excellent links to the M5 and M42 motorways

Viewing and further information: call us on **01527 872525**  
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# For Sale

## Unit H Swallow Court, Saxon Business Park, Bromsgrove B60 4FE

### 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 property comprises a modern end of terrace industrial/warehouse unit of steel portal frame with part brick and block/part steel profile cladding. The unit is surmounted by a pitched steel profile panel roof. Internally on the ground floor the property comprises a good-sized warehouse and workshop area, kitchen, reception WC facilities and boardroom. Further kitchen facilities, offices and workshop area can be found on the first floor.

Ground Floor Offices	620 sq ft	57.63 sq m
Ground Floor Warehouse	1,323 sq ft	122.90 sq m
First Floor Offices/ Workshop	1,257 sq ft	116.80 sq m
<b>Total</b>	<b>3,200 sq ft</b>	<b>297.33 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 £305,000**

### 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 2019/2020	£13,500
Estimated rates Payable	£6,628.50

### Legal Costs

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

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

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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

