

To Let

**GJS | Dillon**

The Commercial Property Consultants



Units 4, Saxon Business Park, Bromsgrove B60 4AD

## Warehouse / Industrial Accommodation

- 2,416 sq ft (224.42 sq m) GIA
- Good car parking, loading/unloading area
- Minimum eaves height 5 meters
- Popular business park location
- Excellent links to the national motorway networks

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

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

# To Let

## Units 3 & 4, Saxon Business Park, Bromsgrove B60 4AD

### Location

The property 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

Unit 4 also offers a good-sized warehouse/workshop area and has the provision of a kitchen, male and female WC facilities and a reception and office area. This unit also has pedestrian access to the front and fire escape to the rear. Internally the units comprise:

- A minimum eaves of 5 metres
- Halogen lights
- Roller shutter doors
- Full concrete floor
- Good car parking and loading/unloading facilities
- Internal office accommodation

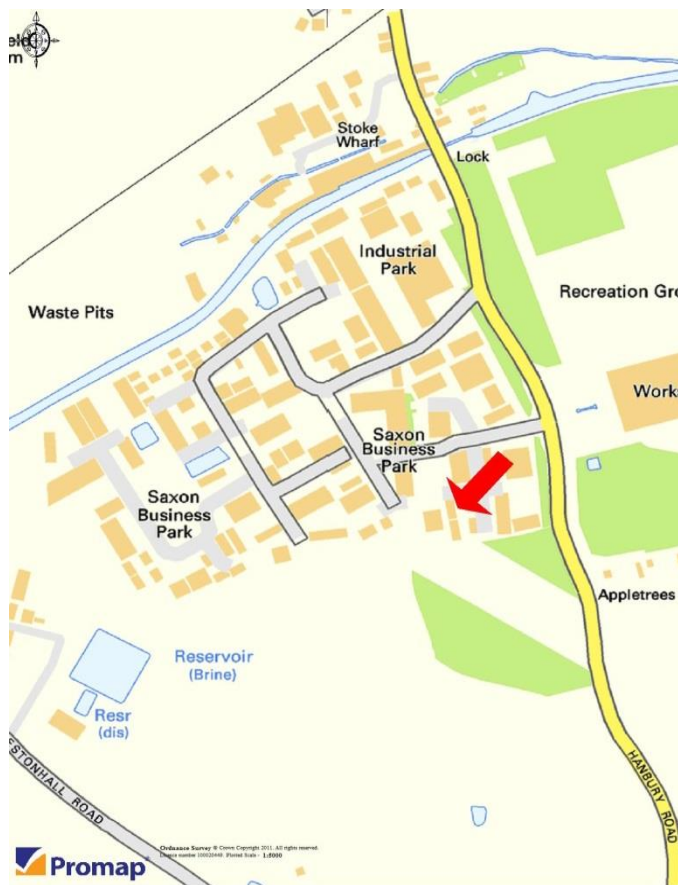
Unit 3	LET	LET
Unit 4	2,416 sq ft	224.42 sq m
<b>Total</b>	<b>4,403 sq ft</b>	<b>407.42 sq m</b>

### 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 Unit B £15,000 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	£19,500
Estimated Rates Payable 2018/2019	£9,340.50

### 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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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

