

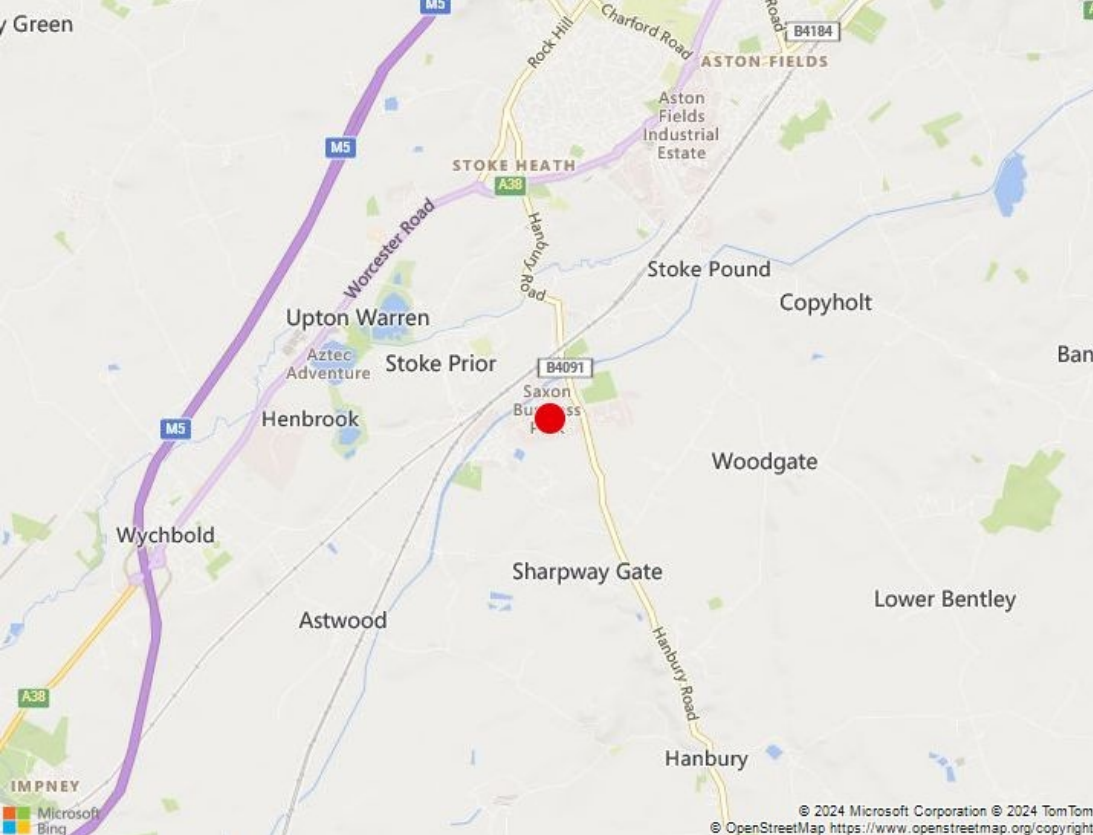
# MODERN WAREHOUSE WITH TWO STOREY OFFICES - TO LET

Unit 28, Saxon Business Park, Hanbury Road, Stoke Prior, Bromsgrove, Worcestershire, B60 4AD

8,527 SqFt (792.16 SqM) | £80,000 per annum exclusive







## KEY FEATURES

- Well presented warehouse accommodation
- Detached premises with ample parking
- Minimum eaves height of 5.7m
- Modern office specification
- Situated within popular industrial location
- Within driving distance of Junction 5 of the M5 Motorway

## LOCATION

Unit 28 is located on the popular Saxon Business Park, which is located off Hanbury Road (B4091) in a prominent corner position. Road links are excellent with Junction 5 of the M5 Motorway and Junction 1 of the M42 being within 5 miles.

## DESCRIPTION

The Property comprises a modern detached steel portal framed Factory/Warehouse with two storey offices to the front. In addition, there is a substantial mezzanine floor. The Property is well specified throughout with a mixture of LED and fluorescent lighting with gas fired central heating to the Offices and high-level gas blowers to the Warehouse. Externally, there is ample parking together with good access to the two roller shutter loading doors.

Area	SqFt	SqM
GF - OFFICES/ANCILLARY	1,203	111.76
GF - WAREHOUSE	6,006	557.96
FF - OFFICES	1,303	121.05
<b>Total Floor Area</b>	<b>8,527</b>	<b>792.16</b>



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## TERMS

The property is available on the basis of a new Full Repairing and Insuring lease.

## ASKING RENT

£80,000 per annum exclusive

## SERVICE CHARGE

We are advised that there is a Service Charge payable towards the shared maintenance of the estate. Further details on request.

## EPC

Energy Performance Asset Band Rating C - 65.

## BUSINESS RATES

Rateable Value of £54,500 obtained from the Valuation Office Rating List. Rates Payable £29,757. Interested parties are advised to make their own enquiries with the Local Authority (Bromsgrove) for verification purposes.

## MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant. For a company, any person owning more than 25% must provide the same.

## LEGAL COSTS

Each party will be responsible for their own legal costs in relation to this matter.

## VAT

All figures are quoted exclusive of VAT, which we understand will be payable in this instance.

## VIEWING

Strictly by prior appointment, please contact:



Ben Nicholson MRICS  
DDI: 0121 362 1532  
Mob: 07889 407650  
E:



Garry Johnson  
DDI: 0121 362 1535  
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E: [garry.johnson@burleybrowne.co.uk](mailto:garry.johnson@burleybrowne.co.uk)

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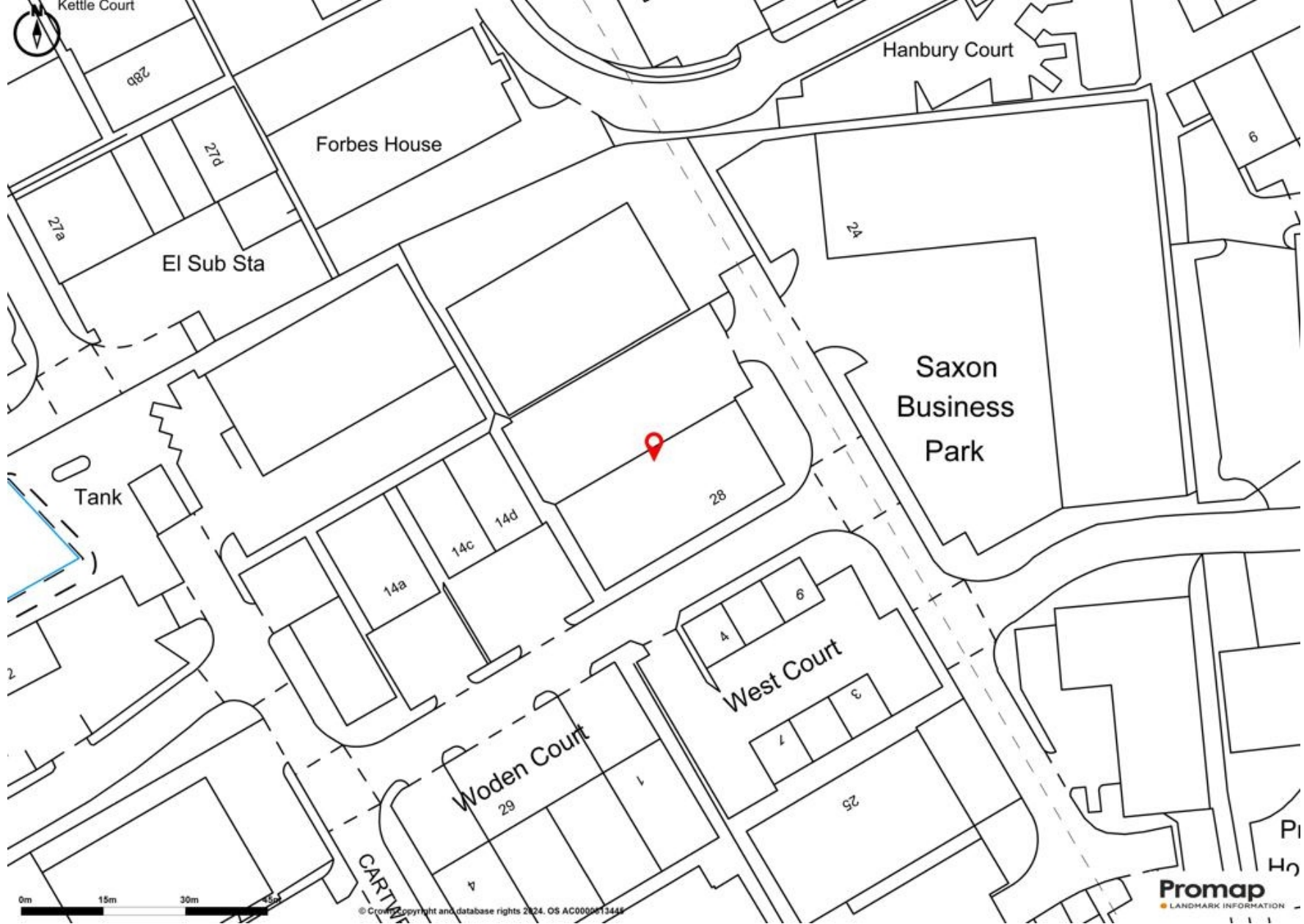
0121 321 3441  
www.burleybrowne.co.uk



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