



Ground Floor, Unit 3, Alfred Court, Saxon Business Park,  
Stoke Prior, Bromsgrove, B60 4AD

## Warehouse with office space

- 1,987 sq ft (183 sq m)
- Ground floor offices and warehouse space
- Roller shutter door
- Parking to the front of the property
- Popular business park location
- Excellent links to both the M5 and M42 motorways

Viewing and further information: call us on **01527 872525**  
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# To Let

## Ground Floor, Unit 3 Alfred Court, Saxon Business Park, Stoke Prior, Bromsgrove, B60 4AD

### 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. Birmingham City Centre is situated approximately 15 miles to the north and Worcester City Centre is situated approximately 10 miles to the south.

Within Saxon Business Park, the property is situated to the front of the estate. The unit is surrounded by similar commercial occupiers with a mixture of small to medium warehouse accommodation and office buildings. We would note that in the immediate vicinity there are no vacant units.

This location is extremely popular with local, regional and national businesses.

### Description

Unit 3 comprises a modern mid-terrace steel portal frame industrial/warehouse building of part brick and block/part steel profile panel cladding with a pitched steel, profile panel roof. This unit is arranged over the ground floor only and offers office space to the front, along with kitchen and WC facilities. Alongside the roller shutter door there is pedestrian access to the front and a fire escape to the rear.

### 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 D (92).



**Guide Rental**  
**£18,000 per annum exclusive**

### Service Charge

On application

### 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 – to be confirmed

### 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 insitu 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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**GJS|Dillon**  
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