To Let

GJS Dillon
The Commercial Property Consultants



Unit 5 West Court, Saxon Business Park, Bromsgrove B60 4AD

Two storey office building on a popular business park

- 1,217 sq ft (113.06 sq m) NIA
- Open plan accommodation
- Popular business park location
- Allocated on site car parking with EV charge point
- Fully refurbished to a high standard
- Excellent links to the M5 and M42 motorways

Viewing and further information: call us on **01527 872525**
www.GJSDillon.co.uk

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Location
The property is located on Saxon Business Park, Hanbury Road, Stoke Prior, approximately 2 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 onsite car parking.

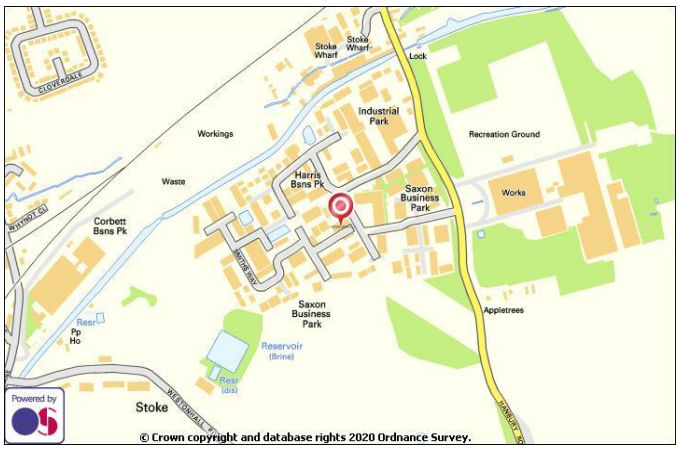
Junction 5 of the M5 motorway is approximately 1 mile distant and junction 1 of the M42 motorway is approximately 3 miles distant, providing access to the M40 and M6 national motorway networks.

Description
The premises comprises of a completely refurbished mid terrace office building arranged over the ground and first
floor with plenty of IT cabling. There are WC facilities, a kitchen with new boiler and on site allocated parking is available with an EV charge point.

Ground Floor	665 sq ft	61.78 sq m
First Floor	552 sq ft	51.28 sq m
Total	**1,217 sq ft**	**113.06 sq m**

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 C (68)
Energy performance certificate (EPC) – Find an energy certificate – GOV.UK



Guide Rental
£16,800 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 is £12,000 from 01/04/2026 click here for further information. The premises may qualify for full business rates relief.

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.

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