



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

Detached Factory / Warehouse

8,527 sq ft
(792.18 sq m)

- POPULAR LOCATION
- GOOD PARKING
- WELL SPECIFIED
- EAVES HEIGHT 18'4" (5.7M)
- EXCELLENT LOADING

Summary

Available Size	8,527 sq ft
Rent	£69,500 per annum
Rates Payable	£30,247.50 per annum
Rateable Value	£54,500
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (65)

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. Internally, the Property is well specified throughout with good quality Private Offices, Boardroom and staff welfare facilities to the Ground Floor with the First Floor being open plan Office. In addition, there is a substantial mezzanine floor which can be included by separate negotiation.

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. The Gross Internal Area (G I A) extends to approximately 8,527 sq ft (792 sqm) with the Mezzanine Floor providing a further 2,600 sq ft (242 sqm).

Externally, there is ample parking together with good access to the two roller shutter loading doors

Rent

£69,500 per annum (+VAT) on the basis of a New Full Repairing and Insuring Lease

Rateable Value

£54,500

Services

All mains services are available.

Energy Performance Certification (EPC)

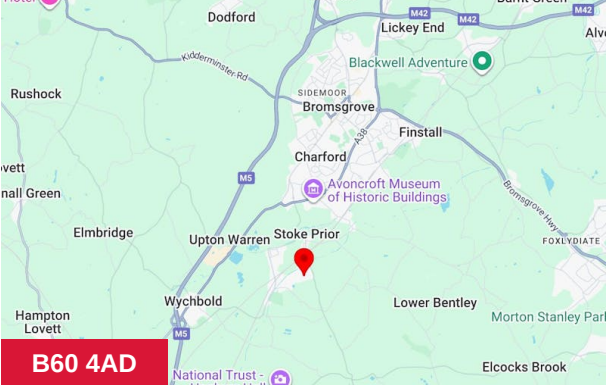
Band C (65)

Legal Fees

Each party to bear their own costs.

Viewing

Strictly by appointment with our Reception on 01527 584242.



Viewing & Further Information



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