

TO LET

UNIT 4, SHAW LANE INDUSTRIAL ESTATE, STOKE PRIOR, BROMSGROVE,
B60 4ED



1,148 SQ FT
FACTORY/WAREHOUSE

- INTEGRAL OFFICE
- ROLLER SHUTTER DOOR
- WITHIN CLOSE PROXIMITY OF M5
- SEPARATE MALE AND FEMALE W/C
- AMPLE CAR PARKING
- GOOD EAVES HEIGHT

£7,600 PER ANNUM
(NO VAT)

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Shaw Lane Industrial Estate is located within Stoke Prior, some 2 miles south of Bromsgrove Town Centre. Shaw Lane provides direct access to the M5 (Junction 5) approximately 5 minutes' drive and Junction 1 of the M42 is some 5 miles to the south.

The Property comprises an end-terrace Factory/Warehouse of some 982 sq ft GIA.

The Property measures 15.14m by 7.05m and benefits from an eave's height of 12'8".

The Main Works Area is accessed via roller-shutter door and pedestrian door. Internally, there is an Office; separate male and female WCs and Kitchenette.

Lighting is provided by way of fluorescent strip units throughout.

Outside there is a good-sized communal car park.

RENT

£7,600 Per Annum

RATEABLE VALUE

TBC

SERVICE CHARGE

N/A

EPC

TBC

TENURE

A new Business Lease for a term of 3 or more years.

LEGAL FEES

Each party to bear their own fees.

VIEWING

Strictly by appointment with our office - 01527 584 242.



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