

# FOR SALE

UNIT 5 WEST COURT, SAXON BUSINESS PARK, STOKE PRIOR,  
BROMSGROVE, WORCESTERSHIRE, B60 4AD



## 1,217 SQ FT

### MODERN OFFICE BUILDING

- CONVENIENT LOCATION
- EASY ACCESS TO M5 & M42
- 5 CAR PARKING SPACES
- GOOD SPECIFICATION
- FREEHOLD
- HEATING & LIGHTING

## PURCHASE PRICE £150,000

+ VAT

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Saxon Business Park is an established and expanding Business Park situated on the edge of Bromsgrove just off the B4091, between Stoke Prior and Hanbury. It enjoys the benefits of a semi-rural location but is well placed for Junction 5 of the M5 Motorway or Junction 1 of the M42 Motorway.

The Property is located within a small courtyard-style development known as West Court, on Phase II of Saxon Business Park. It comprises a two-storey brick built Office Building, arranged as Open-plan Ground and First Floor Offices, with separate male and female WCs plus Kitchenette.

The Property is fitted to a good standard with suspended fissure-tiled ceilings, inset fluorescent lighting and heating by way of metal radiators connected to gas-fired boiler.

### ACCOMMODATION

Ground Floor: 665 sq ft

First Floor: 552 sq ft

**TOTAL** 1,217 sq ft

The Property benefits from 5 on-site car parking spaces.

### PURCHASE PRICE

£150,000 (+VAT)

### RATEABLE VALUE

£9,400

### SERVICES

We understand that all mains services are connected.

### EPC

TBC

### TENURE

Freehold

### LEGAL FEES

Each party to bear their own fees.

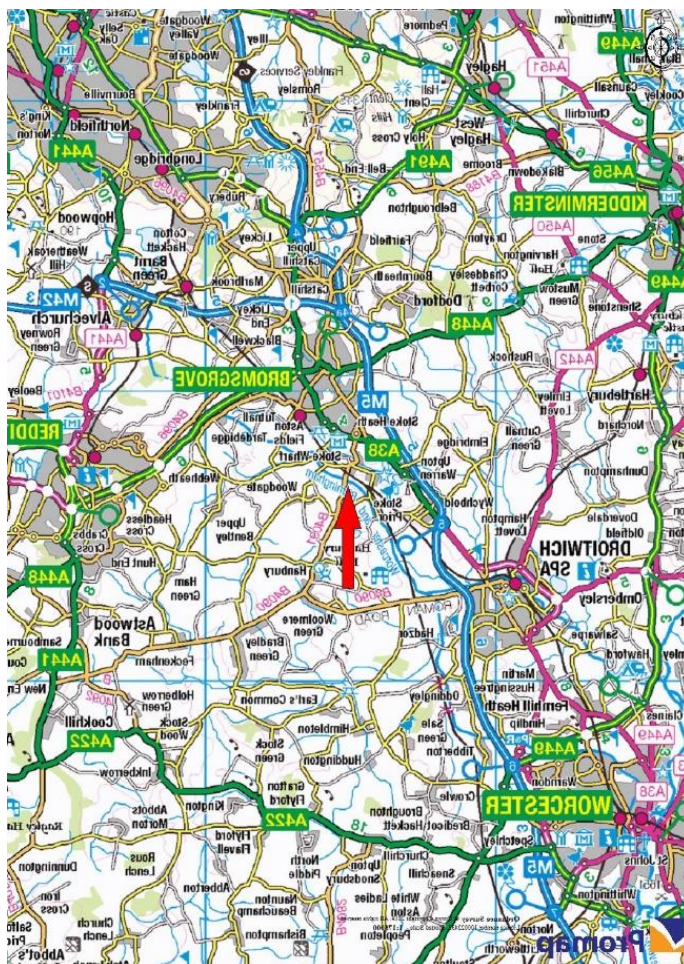
### VIEWING

Strictly by appointment with our office - 01527 584 242.





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