

TO LET

UNIT 6, SAXON BUSINESS PARK, STOKE PRIOR, BROMSGROVE, WORCESTERSHIRE, B60 4AD



2,609 SQFT (242 SQM) MODERN FACTORY/WAREHOUSE

- END TERRACE
- HIGH SPECIFICATION
- QUALITY OFFICES

- 10 MINS TO M42 & M5
- LOFTY WAREHOUSE
- MEZZ FLOOR 712 SQ FT

£22,500 PER ANNUM (+VAT)



UNIT 6, SMITHS WAY, SAXON BUSINESS PARK, HANBURY ROAD, STOKE PRIOR, BROMSGROVE, WORCESTERSHIRE, B60 4AD

Saxon Business Park fronts onto the Hanbury Road (B4091) some 2 miles south of Bromsgrove, The B4091 connects to the A38 to the north, which provides access to the M5 (J5) near Droitwich and to the M42 (J1) which are some 3 and 5 miles away respectively. Redditch Town Centre is located some 9 miles to the north-east.

The premises comprise an end-terrace Warehouse/Workshop fitted to a high specification, benefitting from the following features: -

- Two-storey Offices
- Double-glazed windows
- Heating & air-conditioning throughout
- Ample Parking
- Eaves height 17'4"
- Separate male and female WCs
- Kitchenette facilities

The total Gross Internal Area (GIA) is 2,609 sq ft plus Mezzanine Stores of 712 sq ft..

RENT

£22,500 Per Annum plus VAT.

RATEABLE VALUE

TBC

EPC

TBC

TENURE

A new Business Lease for a term of 5 or more years.

LEGAL FEES

Each party to bear their own fees.

<u>VIEWING</u>

Strictly by appointment with our office - 01527 584 242.





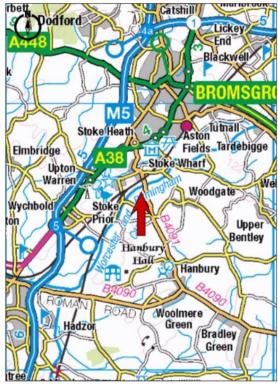




UNIT 6, SMITHS WAY, SAXON BUSINESS PARK, STOKE PRIOR, BROMSGROVE, WORCESTERSHIRE, B60 4AD



Misrepresentation Act: The accuracy of any description, dimensions, references to condition, permissions for use and occupation and other details contained herein are not guaranteed and are for guidance only and as such prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves of their accuracy. Neither John Truslove nor any of their or representatives has any authority to make or give any representation, warranty or enter into any contract whatsoever in relation to the property. Prices and rents quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function.



Promap^{v2}