JOHN TRUSLOVE
Chartered Surveyors & Valuers

£10,500 Per Annum + VAT

1074 SQ FT

Unit 2 The Courtyard Hanbury Road

Stoke Prior, Bromsgrove, Worcestershire, B60 4DJ

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- **HIGH SPECIFICATION**
- **GAS-FIRED CENTRAL HEATING**
- **COVENIENT LOCATION**
- **6 CAR PARKING SPACES**
- **CLOSE TO M5**
- **AVAILABLE IMMEDIATELY**

Location

Stoke Prior is a village just outside Bromsgrove, south of the A38 and close to Junction 5 of the M5 at Wychbold/Droitwich.

Hanbury Road, B4091, links Bromsgrove to the Salt Way to the south with the benefit of an excellent network of A roads, B roads and lanes, allowing many commuters to arrive at Harris Business Park without even a hint of dual carriageway.

If commuting by canal boat appeals, the property is opposite the tow path to Worcester and Birmingham Canal.

Description

The Property comprises the Ground Floor of a detached, two-storey, high-specification Office building. The available suite benefits from the following:

- Gas-fired central heating.
- Double-glazing.
- Security shutters.
- Suspended ceiling with inset LED lighting.

The Property has a Net Internal Area (NIA) of approximately 1,074 sq ft (100 sq m).

Car Parking

6 car parking spaces are demised with the Property.

Service Charge

A Service Charge will be levied on a pro-rata basis for communal costs.

Rent

£10,500 per annum plus VAT

Rateable Value

TBC

Lease

The unit will be available on internal Repairing and Insuring 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.

Area Map

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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