



**£25,000 Per Annum + VAT**

**2124.00 SQ FT**

**Forbes House Harris Business Park Hanbury Road**

Stoke Prior, Bromsgrove, Worcestershire, B60 4BD

## Forbes House, Harris Business Park Hanbury Road, Stoke Prior, Bromsgrove, Worcestershire, B60 4BD

- SELF-CONTAINED FIRST FLOOR
- 2,124 SQ FEET APPROXIMATE GIA
- PERIMETER TRUNKING
- M5 & M42 JUST MINUTES AWAY
- 9 PARKING SPACES
- FULL GAS CENTRAL HEATING

### Location

Forbes House is a landmark building and occupies a prominent visual position near the entrance of Harris Business Park, Stoke Prior, Bromsgrove, an established, modern business park situated approximately 1½ miles to the South of Bromsgrove on the Hanbury Road B4091 between Stoke Prior and Hanbury. The Business Park enjoys the benefit of a semi-rural location and is well placed in terms of main road and motorway connections. Junction 5 of the M5 and Junction 1 of the M42 motorways are situated some 3 and 5 miles distant respectively.

### Description

The first floor of this superb building, with own ground floor Porch entrance and Lobby, incorporates:-

Full double-glazing  
Full gas central heating  
Suspended ceiling with LED Lighting  
Carpets  
Perimeter and floor trunking  
Excellent Toilet and Kitchen facilities.  
Partitioned meeting and private offices.

Forbes House is set in attractive landscaped surrounding and car parking areas, 7 spaces are demised and a further 2 visitor spaces are available.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

### ACCOMMODATION

The Mulliner Suite has a Gross Internal Floor Area of 2,124 sq ft, or thereabouts, and a net area of 1992 sq ft.

### LEASE

An internal repairing Lease will be granted to the approved Tenant for a term of 3, 4 or 5 years subject to 3 year rent reviews.

### RENT

£25,000 per annum (plus VAT) INCLUSIVE OF BUSINESS RATED

### Business Rates

Included in the rent

### Service charge

A proportionate charge will be levied to cover such Landlords costs as bricks and mortar insurance, external repair and decoration.

### EPC

tbc

### Viewing

By appointment with our reception on 01527 584242

### Area Map

