

westbridge

COMMERCIAL

TO LET

MODERN OFFICE PREMISES



33 Greenbox, Westonhall Road, Stoke Prior, Bromsgrove



Richard Johnson



Sephie Portwood



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www.westbridgecommercial.co.uk

- 846 sq ft (78.68 m²) Self Contained Office
- Allocated Parking
- Conference Room
- Two Toilets and Kitchen
- Air Conditioning & Gas Central Heating
- Gated Site with 24 hour Access

33 Greenbox, Westonhall Road, Stoke Prior, Bromsgrove B60 4AL

Location:

Located on Westonhall Road just off Shaw Lane, Stoke Prior which leads directly to the M5 motorway at junction 5. The property is approximately 2.5 miles from the motorway junction and 3.5 miles from Bromsgrove.

Description:

A self-contained two storey contemporary office building with full height glazed panels on ground and first floor.

The office has its own lockable glazed door leading into a ground floor office area which has been partitioned with glazed screening to create a reception area and hall leading to a conference room/director office. Off the hall is also a useful under stairs storage cupboard, a small kitchen area with space for fridge, base unit with sink and a wall cupboard. Off the kitchen is the communication room with mains electric supply, water supply, boiler, fuse board and data cables. There are two ground floor toilets, one disabled and one regular finished to a high standard. There is a set of stairs that leads to the first floor which is an open plan room with lots of natural light from the full height glazing. There are built in files storage shelves with carpeted floor and exposed concrete ceilings with surface mounted lighting.

The office has the use of four parking spaces and the shared use of additional visitor parking. There is a gas central heating system and fully air conditioned, ground & first floors. There are metered supplies for gas, electric and water and the site is gated with 24 hour access.

Floor Area:

Net Internal Area (NIA) is 846 sq ft (78.60 m2).

Price:

£14,000 per annum (the landlord has advised that VAT is not applicable)

Tenure:

New lease available.

Service Charge:

£514.99 per quarter payable (2023/24)

Rateable Value:

£11,000 (2023) source: www.voa.gov.uk.

Rates Payable:

The rates payable are calculated as a multiplier of the rateable value. If the rateable value is £12,000 or less small business may be entitled to 100% rates relief providing the property is their only business premises. Any interested applicants should contact the local authority and verify the multiplier and check if any rates relief is available for their business.

Insurance:

Standard commercial terms are that the landlord insures the building and the tenant pays the landlord the cost of the buildings insurance annually. The tenant will be responsible for insuring their own stock, content and liabilities.

Legal Costs & Holding Deposit

Each party pays their own legal costs. The landlord may request a holding deposit of £1000 once terms are agreed this will be deducted off the first payment of rent.

Deposit:

The landlord may ask the tenant to provide a deposit, this is typically the equivalent of three months' worth of rent but could change and is subject of the tenant's financial status.

VAT:

Value Added Tax at the prevailing rate is applicable on all costs shown in these particulars apart from business rates.



EPC:

The Energy Performance Rating of the property = D.

A full copy of this report is available from the agent's office upon request.

Viewing:

Viewing strictly by prior appointment with sole agent:

Richard Johnson

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3 Trinity Street
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GDPR

You have requested a viewing of a property and therefore we will require certain pieces of personal information from you in order to provide a professional service to you and our client. Should you wish to take up a tenancy the process will involve collecting personal information about you or your company which will need to be shared with our client and Credit Safe or other credit referencing agencies. We will not share this information with any other third party without your consent. More information on how we hold and process your data is available on our website www.westbridgecommercial.co.uk.



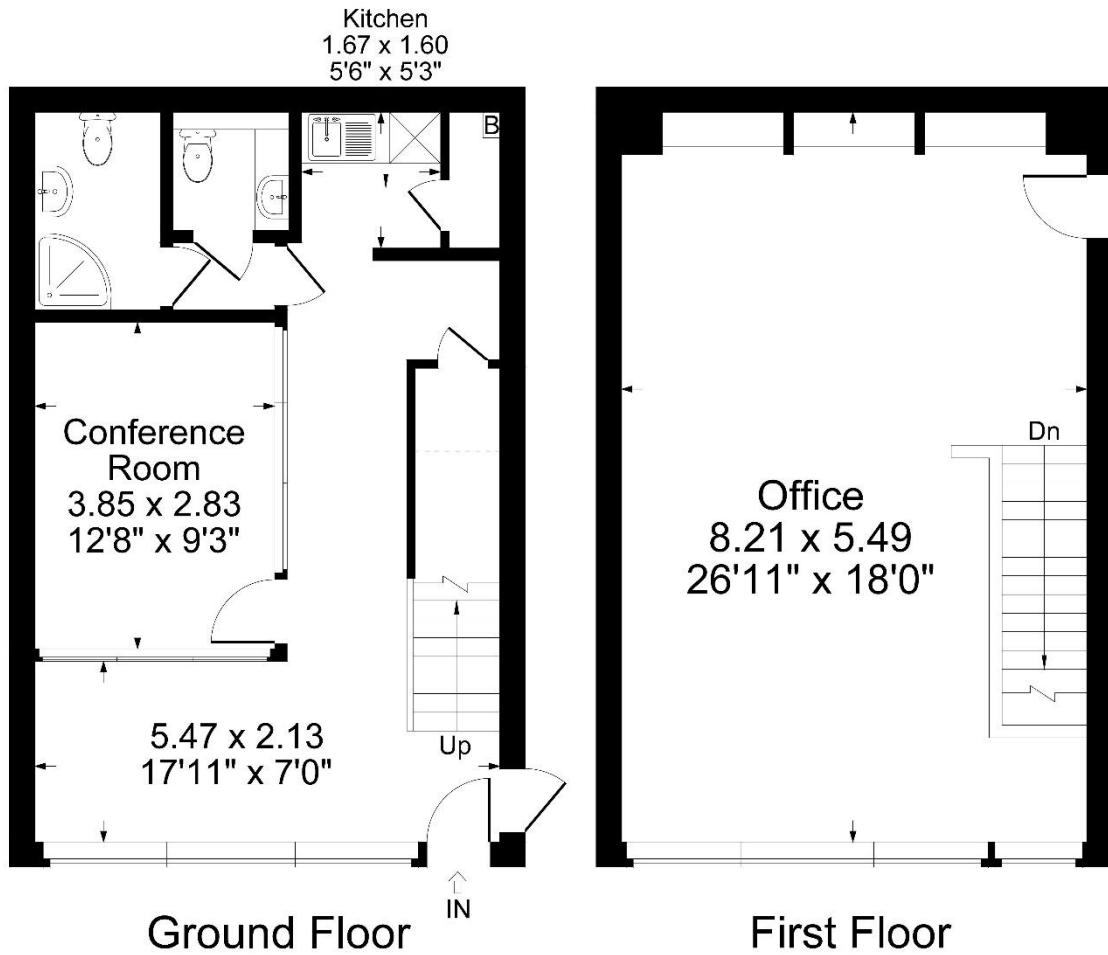


Illustration for identification purposes only,
 measurements are approximate, not to scale.