

westbridge

COMMERCIAL

FOR SALE

INCOME PRODUCING INVESTMENT  
MODERN OFFICE PREMISES



Saturn House, Saxon Business Park, Bromsgrove B60 4AD



Richard Johnson



Sephie Portwood



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- Income Producing Investment
- 8% Gross Yield (Before Purchasing Costs)
- Rental Income £40,000 Net of VAT
- Freehold Office Building
- New 6 Year lease with 3 Year Break Clause
- 3 Miles to M5 Motorway J5

# Saturn House, Saxon Business Park, Bromsgrove, Worcestershire B60 4AD

## Location:

Located on Saxon Business Park which is just off the B4091 Hanbury Road, Stoke Prior. The entrance to the Business Park is the third turning on your right as you pass over the canal bridge approaching from the Bromsgrove direction. As you enter Saxon Business Park cross over the first cross roads, pass over the next staggered cross roads and then take the next available left and the offices are located in the top left corner of phase three Saxon Business Park. The site is approximately 4 miles from junction 5 of the M5 motorway and also has good access routes to the M42 motorway at Bromsgrove.

## Description:

Saturn House is a Freehold office building set within a private business park just 3 miles from the M5 motorway J5. The office building is for sale with the benefit of a new 6 year lease with a 3 year tenant only break clause having given 6 months prior written notice. The lease will be based on full repairing and insuring terms with a 3 year upward only market rent review to Fire Safe Services Limited and commence on completion of the sale to the new owner at a rent of £40,000 per annum + VAT.

Three years accounts for Fire Safe Services Limited are available from the agents office, the company is trading well summarised below:

2020 - Profit after tax £402,844 with net assets of £946,511  
2021 - Profit after tax £445,960 with net assets of £959,47  
2022 - Profit after tax £342,138 with net assets of £910,609

Fire Safe Services have conducted considerable refurbishment work and created partitioned meeting rooms and separate offices over ground and first floor. A floor plan is available showing the existing floor layout and a separate floor plan is available showing the original configuration prior to the tenants works taking place. We have measured the building based upon the original floor layout ignoring any removable partitions the tenant has created.

## Floor Area:

NIA Internal Area (NIA) is 3,179.00 sq ft (295.44 m2).

## Price:

£499,950 + VAT

## Rateable Value:

£27,750 (2023) source: [www.voa.gov.uk](http://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 maybe 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.

## Legal Costs

Each party pays their own legal costs.

## 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 is = C.

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



## Viewing:

Viewing strictly by prior appointment with sole agent:

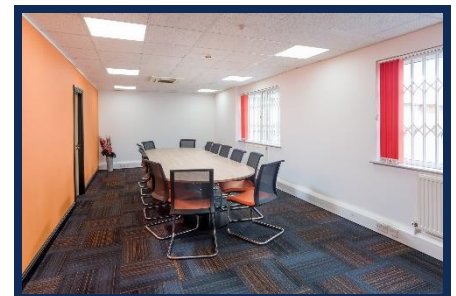
## Richard Johnson

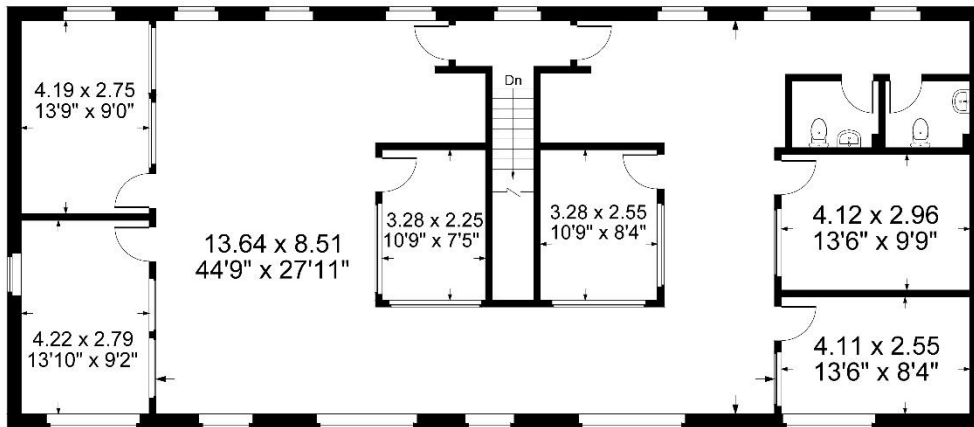
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## GDPR

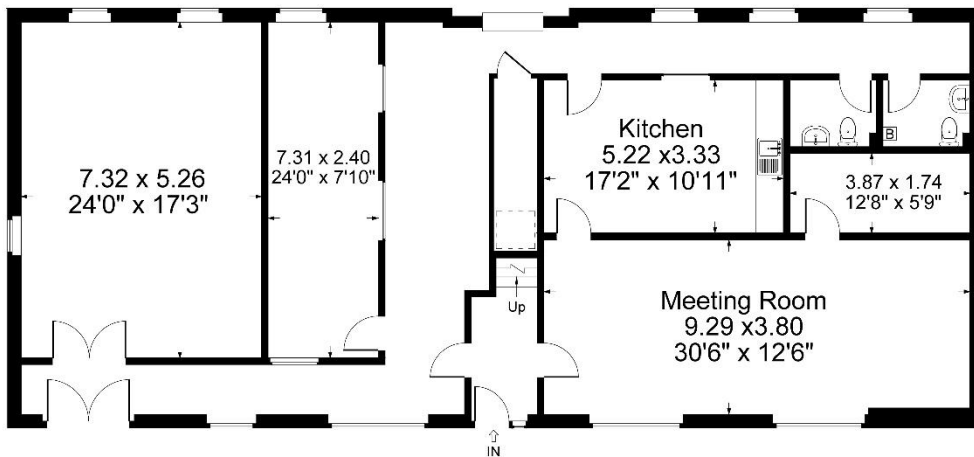
You have requested a viewing of a property and therefore we will require certain pieces of personal information from you in order to provide a professional service to you and our client. Should you wish to take up a tenancy or purchase a property, the process will involve collecting personal information 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](http://www.westbridgecommercial.co.uk).



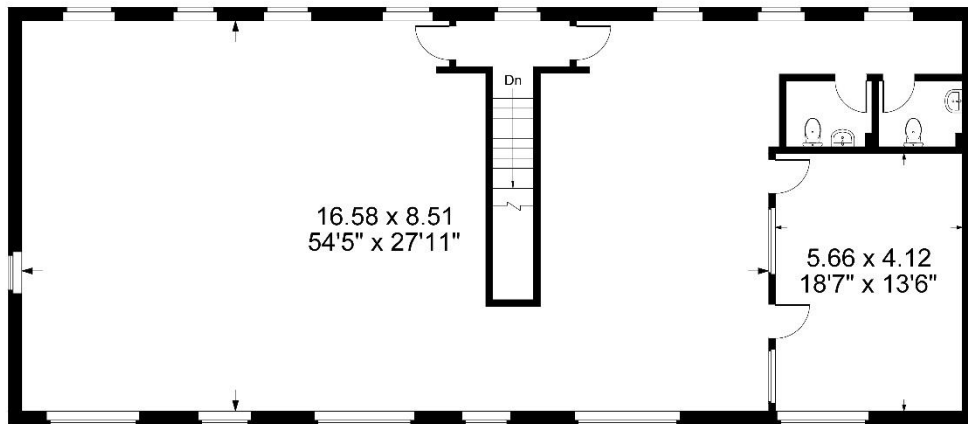


First Floor

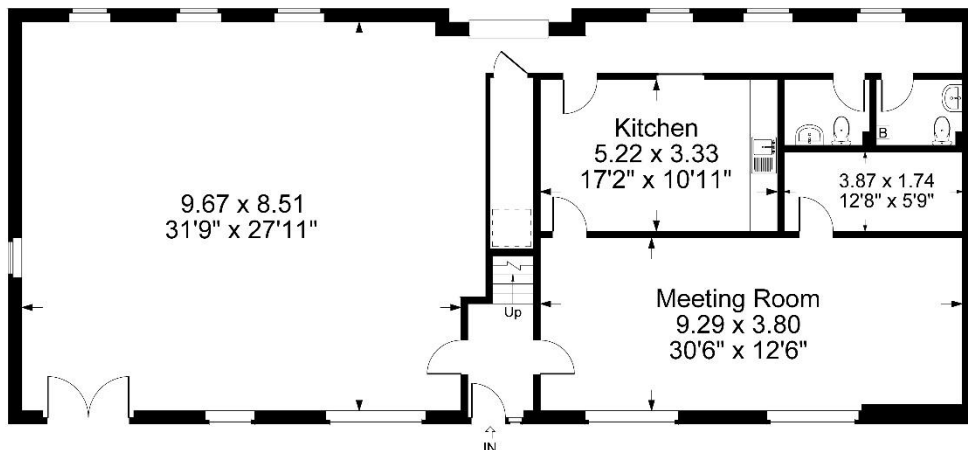


Ground Floor

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



First Floor



Ground Floor

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