

MODERN OFFICE PREMISES



Unit 2, Greenbox, Westonhall Road, Stoke Prior, Bromsgrove

 Richard Johnson
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- 1,130 sq ft (105.04 m2) Office
- Three Separate Office/Meeting Rooms
- Dual Aspect Windows
- Communal Gardens
- Allocated Parking
- Open Plan Main Office

Unit 2, Greenbox, Westonhall Road, Stoke Prior, Bromsgrove, B60 4AL

Location:

Located on Westonhall Road, 2.5 miles from the M5 motorway at junction 5. The site also has good road access to Bromsgrove and the M42 motorway.

Description:

A ground floor office which can be accessed from the main hallway to the building or by its own rear door to the private communal gardens and parking area. The office is laid out as one main office with lofty ceilings of 3m, carpeted floor, large front and rear glazing and a built in cupboard unit. The office has the benefit of climate control, data/power sockets in the floors and walls and an alarm system. Off the main office are three smaller rooms making ideal meetings rooms or directors rooms. One of the offices has its own toilet and there is a separate toilet room with two cubicles and a kitchen featuring base units, worktop, space for fridge, tiled splashback and wall cupboards.

Floor Area:

Net Internal Area (NIA) 1,130 sq ft (105.04 m²)

Price:

£16,800 per annum.

Tenure:

New lease available.

Service Charge:

To be confirmed.

Rateable Value:

£16,000 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 is to be confirmed.

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



Viewing:

Viewing strictly by prior appointment with sole agent:

Richard Johnson

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1st Floor Offices
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.



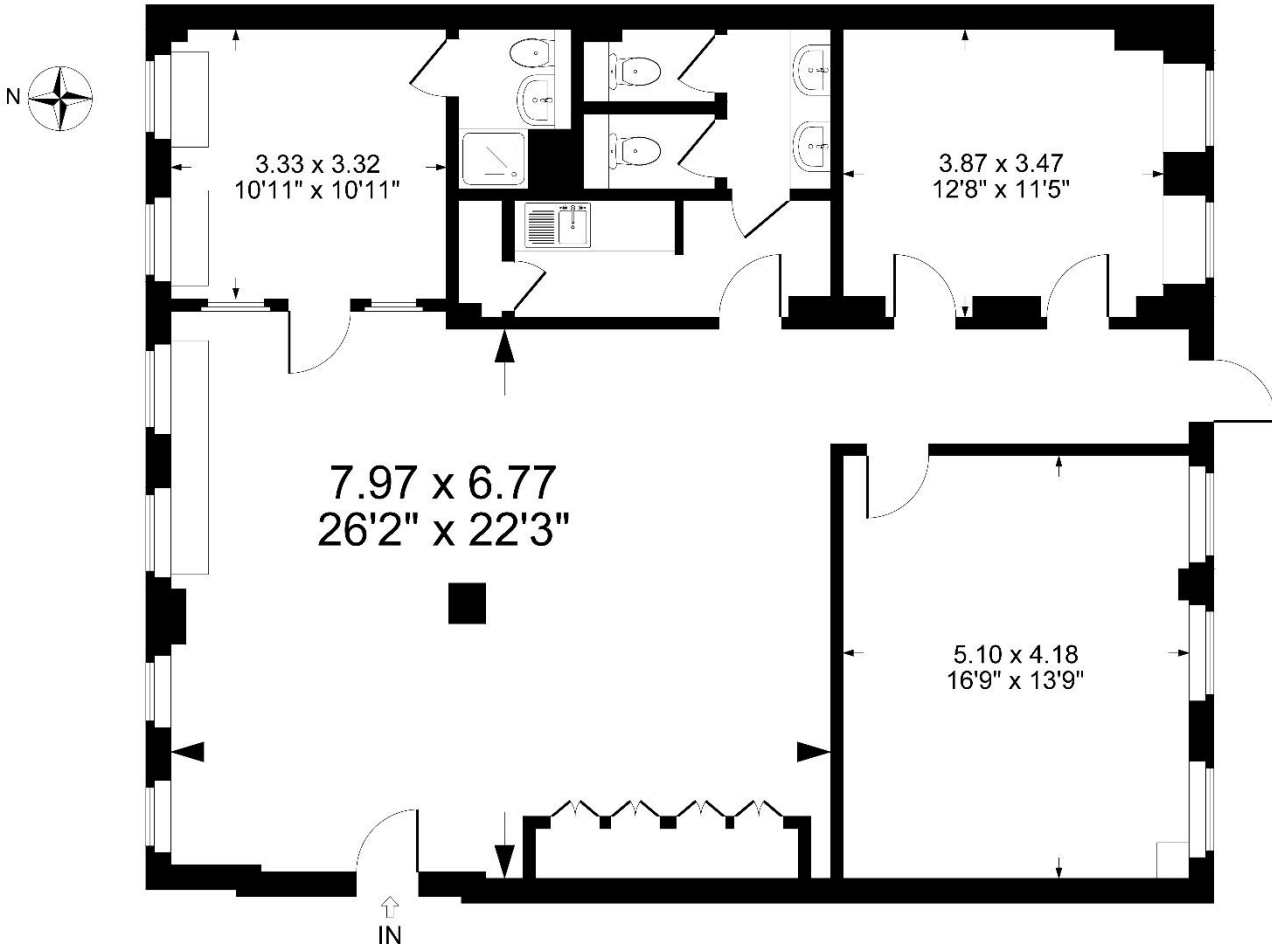


Illustration for identification purposes only,
measurements are approximate, not to scale.

Ground Floor