

For Sale

GJS | Dillon

The Commercial Property Consultants



Unit 2 Metal and Ores Industrial Estate, Bromsgrove B60 4JZ

Modern mid – terraced Industrial Unit

- 963 sq ft (89.49 sq m) GIA
- Modern mid-terraced unit
- 5.5 metres eaves height
- Loading and unloading to the front of the unit
- Allocated car parking spaces
- Excellent links to the motorway networks

Viewing and further information: call us on **01527 872525**
www.GJSDillon.co.uk

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Location

The property is located on the Metal & Ores Industrial Estate, Stoke Prior and is approximately two miles south of Bromsgrove town centre. Metal & Ores Industrial Estate and the neighbouring Saxon and Harris Business Parks have a range of small, medium and large; local and national; office and industrial occupiers, all of whom benefit from being on established business parks that offer easily accessible estate roads and on-site car parking.

The estates located within Stoke Prior are highly accessible with Junction 4 of the M5 motorway and Junction 1 of the M42 motorway lying approximately three miles distant, providing access to the M40 and M6 national motorway networks beyond.

Description

Unit 2 Metal and Ores Industrial Estate is a modern, mid-terraced purpose built industrial/warehouse unit set in a terrace of three similar industrial units. The accommodation internally comprises of:

- Electrically operated roller shutter door.
- Good loading/unloading area to the front.
- Maximum eaves height of 5.5 metres.
- A front internal lobby area.
- Good natural light.
- WC facilities to the rear.

Tenure

The property is available freehold

Energy Performance Certificate (EPC)

The property has an energy performance rating of C



Guide Price £140,000

VAT

All prices, premiums and rents etc are quoted exclusive of, but may be subject to VAT at the prevailing rate.

Rating Assessment

Rateable Value £4,550.

(if this is your only business premises it is likely you will qualify for small business rates relief)

Legal Costs

Each party are to be responsible for their own legal costs incurred in this transaction.

These particulars are not to form part of a sale/letting contract and may be subject to errors and/or omissions therefore prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the sale/letting contract documentation or left in situ and gratis upon completion. Prospective purchasers/tenants are instructed to seek validation of all such matters prior to expressing any formal intent to purchase/lease. The property is sold/let subject to any rights of way, easements, wayleaves, covenants, any other issues or planning matters which may affect the legal title. Consequently, prospective purchasers/tenants are advised to seek validation of all above matters, prior to expressing any formal intent to purchase/lease.

Viewing and further information:
Call: 01527 872525 / 07394 569128

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The Commercial Property Consultants

Embedded in the business community, we are experts in our field:
changing the way commercial property is perceived in our region

