

To Let

GJS | Dillon

The Commercial Property Consultants



Unit 1, Metal and Ores Industrial Estate,
138 Hanbury Road, Stoke Prior, Bromsgrove, B60 4JZ

Modern Industrial / Warehouse Premises

- 1,009 sq ft (93.78 sq m) GIA
- Minimum eaves height of 4 metres
- Ground floor office accommodation
- Good loading / unloading area to the front of the property
- Popular Stoke Prior Industrial Estate
- Close proximity to the M5 and M42 motorway networks

Viewing and further information: call us on **01527 872525**

www.GJSDillon.co.uk

Unit 1, Metal & Ores Industrial Estate, 138 Hanbury Road, Stoke Prior, Bromsgrove, B60 4JZ

Location

Metal & Ores Industrial Estate is situated on Hanbury Road in Stoke Prior in one of Bromsgrove's prime out of town industrial areas, in close proximity to the popular Harris and Saxon Business Parks.

The property is situated approximately 3 miles to the south of Bromsgrove town centre, with junction 5 of the M5 motorway being approximately 3 miles to the south west, junction 4 of the M5 motorway being approximately 6 miles to the north and junction 1 of the M42 motorway being approximately 4 miles to the north.

Bromsgrove itself is situated approximately 13 miles to the south west of Birmingham, 12 miles to the north of Worcester and 7 miles to the west of Redditch. Its central location in the middle of the country makes it very popular with local, regional and national companies who take advantage of the regions obvious communication links.

Description

Unit 1 Metal & Ores Industrial Estate is a modern purpose built industrial/warehouse unit set in a terrace of three similar industrial units. The building itself is of steel portal framed construction with brick and blockwork walls, with steel profile panel cladding above, surmounted by a steel profile panel clad pitched roof with translucent roof lights.

The accommodation internally comprises:

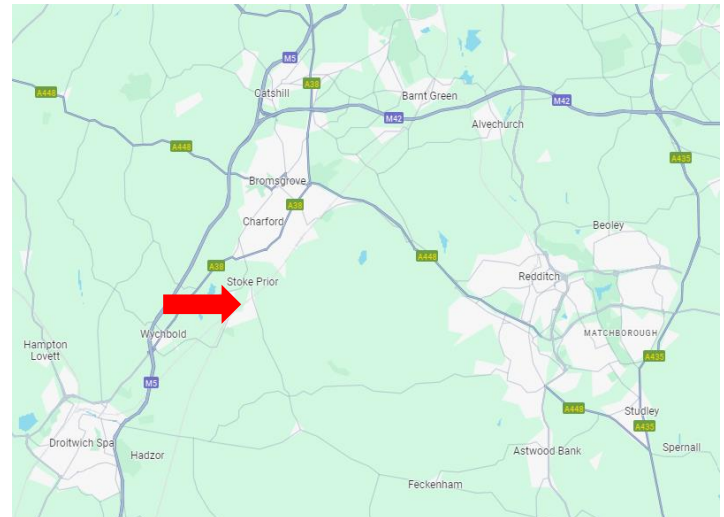
- Electrically operated roller shutter door
- Good loading / unloading area to the front
- Minimum eaves height of 4 metres
- Office accommodation
- Good natural lighting
- Kitchen & wc facilities

Tenure

The property is available on a new business lease of years to be agreed.

Energy Performance Certificate (EPC)

The property has an energy performance rating of E (108)



Guide Rental

£13,200 per annum / £1,100 per calendar month

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 - £6,800. This property may benefit from 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

Roy Wilkes
roywilkes@gjsdillon.co.uk

Jorge Bray
jorgebray@gjsdillon.co.uk