

westbridge

COMMERCIAL

TO LET

MODERN OFFICE PREMISES



Unit 34, Greenbox, Westonhall Road, Stoke Prior, Bromsgrove

 Richard Johnson
 Sephie Portwood
 01789 415628
 richard@westbridgecommercial.co.uk
 www.westbridgecommercial.co.uk

- £13,950 pa + VAT
- Self-contained
- Four parking spaces
- 847sq ft (78.78 m sq)
- 2.5 miles from M5

Unit 34, 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 superb self-contained office unit over two floors, featuring ground floor entrance door, open plan office with wood effect floor, useful under stairs cupboard, kitchen area, two toilets, cupboard for communications and full height windows to front elevation. On the first floor is a large open plan office with modern carpet tiles, built in filing shelves, full height glazing and overhead lighting. The office comes with four parking spaces.

Floor Area:

Net Internal Area (NIA) is 847 sq ft (78.69 m2).

Price:

£13,950 per annum.

Tenure:

New lease available.

Service Charge:

£2,960.59 pa (Budget for 1/08/2023 - 31/07/2024)

Rateable Value:

£12,000 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 current annual cost at the time of print is included in the service charge amount. 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.

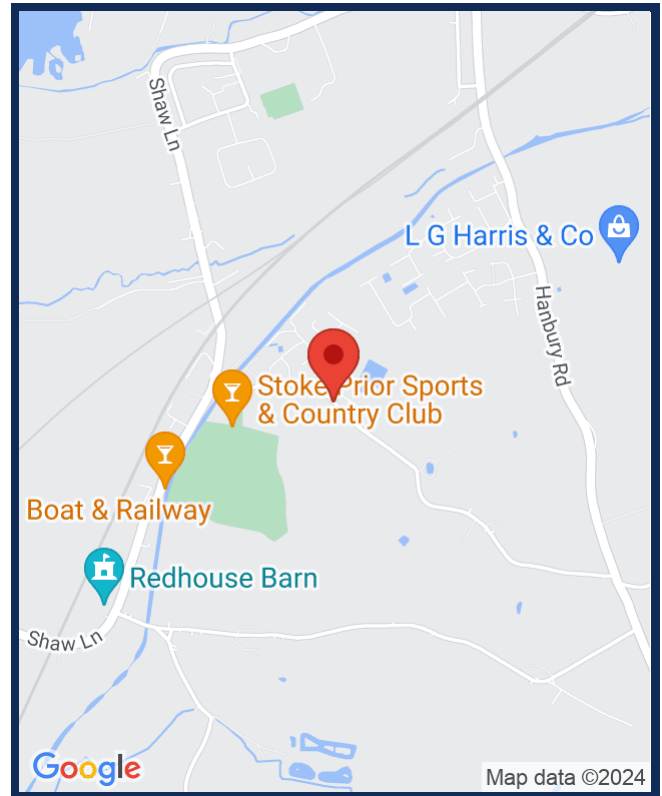
VAT:

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 = 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

Westbridge Commercial Ltd
1st Floor Offices
3 Trinity Street
Stratford Upon Avon
CV37 6BL
Tel: 01789 415 628
richard@westbridgecommercial.co.uk

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.

