

westbridge

COMMERCIAL

FOR SALE

MODERN OFFICE PREMISES



34 Greenbox, Westonhall Road, Stoke Prior, Bromsgrove



Richard Johnson



Sophie Portwood



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www.westbridgecommercial.co.uk

- £190,000 + VAT
- Self-Contained Office
- Four Parking Spaces
- Recently Refurbished
- Available Immediately with Vacant Possession
- 3 Miles From M5

34 Greenbox, Westonhall Road, Stoke Prior, Bromsgrove, Worcestershire 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 and a climate control unit.

The property has a gas central heating system its own mains electrical meter, water meter and external gas meter.

The office comes with four parking spaces.

Floor Area:

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

Price:

£190,000 + VAT

Tenure:

Leasehold – 186 years remaining.

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 businesses 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.

Legal Costs

Each party pays their own legal costs.

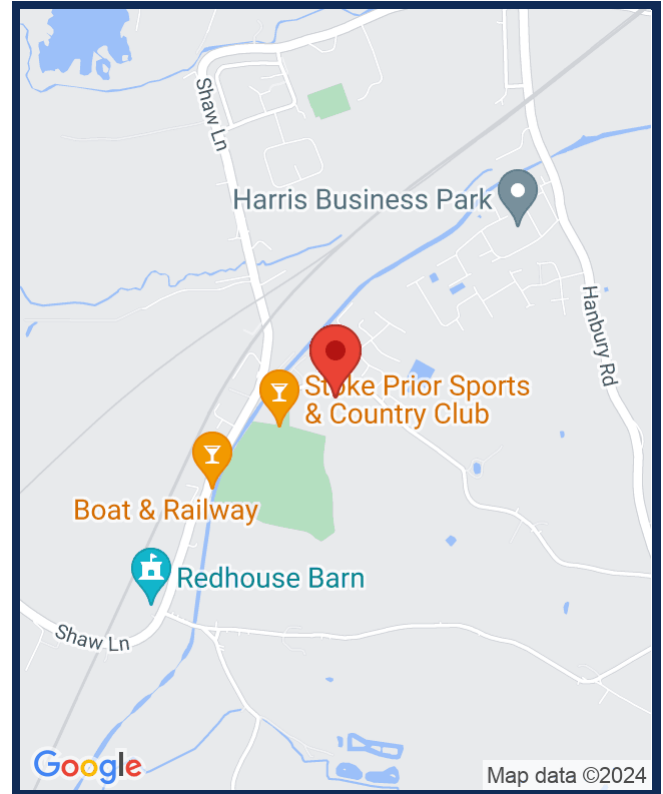
VAT:

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 = 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

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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.

