



TO LET

TWO STOREY OFFICE UNIT



Saturn House, Saxon Business Park, Bromsgrove

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

- 1,709 sq ft (158.77 m²)
- 3 Miles from M5 Motorway
- 7 Car Parking Spaces
- Board Room
- Main Office Room
- £17,090 pa + VAT

Saturn House, Saxon Business Park, Bromsgrove, Worcs, B60 4AD

Location:

Located on Saxon Business Park which is just off the B4091 Hanbury Road, Stoke Prior. The entrance to the Business Park is the third turning on your right as you pass over the canal bridge approaching from the Bromsgrove direction. As you enter Saxon Business Park cross over the first cross roads, pass over the next staggered cross roads and then take the next available left and the offices are located in the top left corner of phase three Saxon Business Park. The site is approximately 4 miles from junction 5 of the M5 motorway and also has good access routes to the M42 motorway at Bromsgrove.

Description:

The office building is accessed via a ground floor entrance door leading to the main hallway, off the main hallway to the right is an office room with window to the front elevation. Off the hall to the left is a further office room with window to the front elevation, off the hallway further down the hall is a board room with window to the rear elevation. The hallway houses a break out area with breakfast bar, to the right of this is a further area of hallway with a kitchen at the end and two toilets off the hallway.

There is a set of stairs taking you to the first floor offices, there is a main open plan office area and then three separate office rooms created with modular partitions along with a useful cupboard. The offices are heated by a gas central heating boiler, there is an entry phone system, alarm, security window grills on the ground floor offices and the use of upto 7 parking spaces with the building (4 allocated and 3 on a first in basis).

Floor Area:

Net Internal Area (NIA) is 1709 sq ft (158.77 m2).

Price:

£17,090 per annum.

Tenure:

New lease available.

Service Charge:

There is an estate service charge for Saxon Business Park payable to Fisher German and we await the annual charge for 2018.

Rateable Value:

£12,500 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:

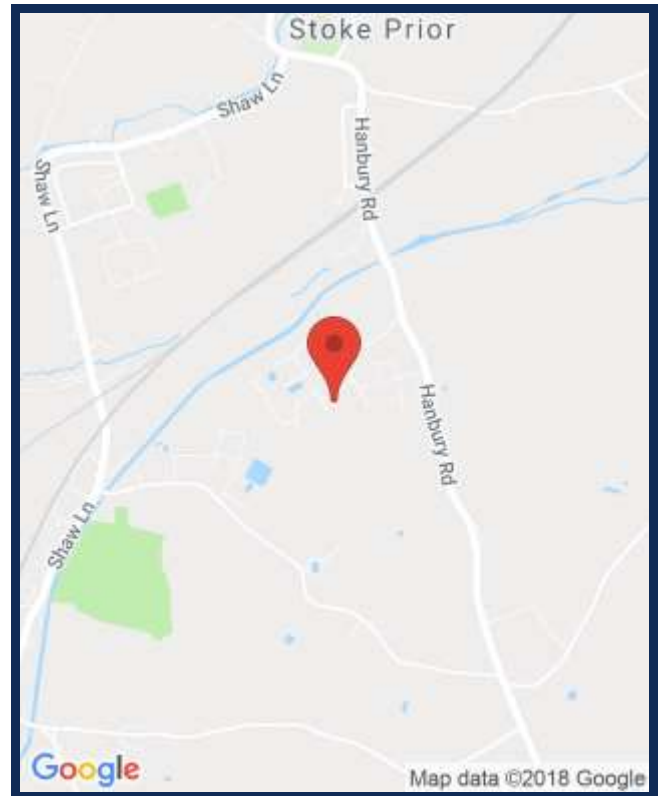
Standard commercial terms are that the landlord insures the building and the tenant pays the landlord the cost of the buildings insurance annually. The tenant will be responsible for insuring their own stock, content and liabilities.

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 = C.
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.

