

westbridge

COMMERCIAL

FOR SALE

## MODERN OFFICE PREMISES



### Unit 24, Greenbox, Westonhall Road, Stoke Prior, Bromsgrove



Richard Johnson



Sophie Portwood



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[www.westbridgecommercial.co.uk](http://www.westbridgecommercial.co.uk)

- 863 sq ft (80.22 m2)
- Self Contained Office
- 4 Parking Spaces
- Stylish & Contemporary
- Leasehold
- £185,000 + VAT

# Unit 24, Greenbox, Westonhall Road, Stoke Prior, Bromsgrove B60 4AL

## Location:

Located on Westonhall Road just off Shaw Lane, Stoke Prior which leads directly to the M5 motorway at junction 5. The property is approximately 2.5 miles from the motorway junction and 3.5 miles from Bromsgrove.

## Description:

The office is self-contained over ground and first floor and features glass fronted full height windows, ground floor area has reception/office, hallway, under stairs cupboard, kitchen, comms room and two toilets. On the first floor is an open plan office with carpets, built in shelving and comfort cooling system.

The office comes fitted with central heating system, quality fixtures and fittings, floor coverings and allocated parking spaces. There are BT ducts into the building and a meter cupboard with water, electric and data point terminals.

The office has four allocated parking spaces with further spaces available to rent by separate negotiation.

The premises is leasehold with a 125 year lease from 2006, with a ground rent of £250 pa + VAT.

## Floor Area:

Net Internal Area (NIA) is 863 sq ft (80.18 m2).

## Price:

£185,000 + VAT

## Tenure:

Leasehold

## Service Charge:

£1,709.48 (1<sup>st</sup> May 2024 – 30<sup>th</sup> April 2025)

## Rateable Value:

£11,500 (2023) source: [www.voa.gov.uk](http://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.

## 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 = B.

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](http://www.westbridgecommercial.co.uk).

