

## MODERN OFFICE PREMISES



Unit 31 Greenbox, Westonhall Road, Stoke Prior, Bromsgrove



Richard Johnson



Sophie Portwood



01789 415628



[richard@westbridgecommercial.co.uk](mailto:richard@westbridgecommercial.co.uk)



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

- To Let 847sq ft (78.78 m2)
- Four Parking Spaces
- 100% Small business rates relief (subject to qualifying)
- £13,950 pa + VAT

# Unit 31 Greenbox, Westonhall Road, Stoke Prior, Bromsgrove B60

AAI

## 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 contemporary glass fronted self contained office unit located at Greenbox office park on the outskirts of Bromsgrove and 3 miles from junction 5 of the M5. The unit has four allocated parking spaces and there is on street free parking on the main road outside the office park if required.

Internally the office is laid out as follows: From the glass entrance door you enter the ground floor area which has been partitioned off with glass & stud partitioning to create a ground floor meeting room/office. There is a hallway with useful under stairs cupboard and a break out area ideal for stools and table. Beyond this is the kitchen which has a kitchen sink, base units, space for fridge and walls units. To the right hand side is a the communications cupboard with the network cabling which also houses the, meters, boiler and fuse board. There are two toilets on the ground floor, a disabled toilet and a standard size unit which has recently been retiled. On the first floor the space is open plan with built in storage and shelves to the rear elevation, a comfort cooling system, full height glazing, carpeted flooring, lighting and data points. There are pleasant views of the open fields and Hanbury wood to the rear.

## Floor Area:

Net Internal Area (NIA) is 847sq ft (78.78 m2)

## Price:

£13,950 Per Annum + VAT

## Tenure:

New Lease Available

## Service Charge:

£2,469.39 (2024/25) - awaiting confirmation of 2025/26 figure

## Rateable Value

£11,000, 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 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.

## 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.

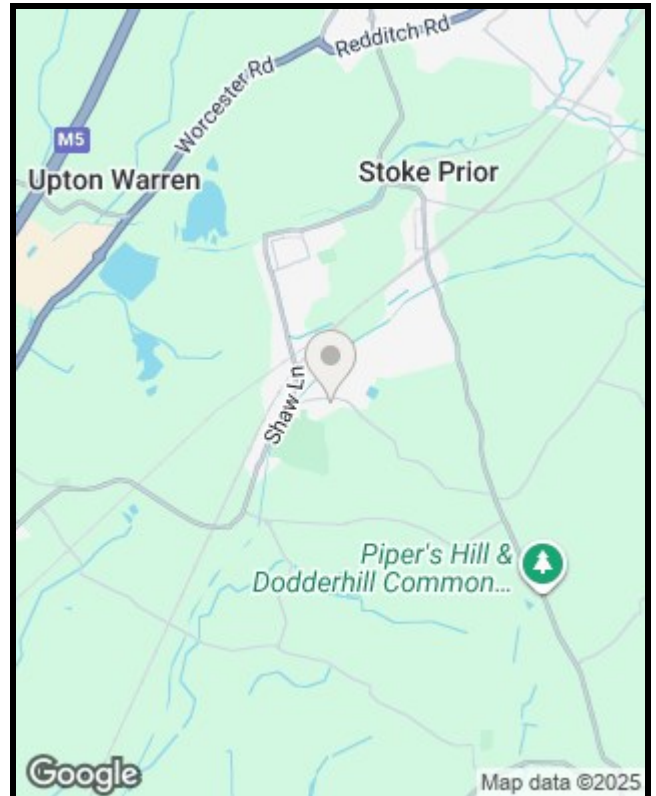
## VAT:

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 = 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:

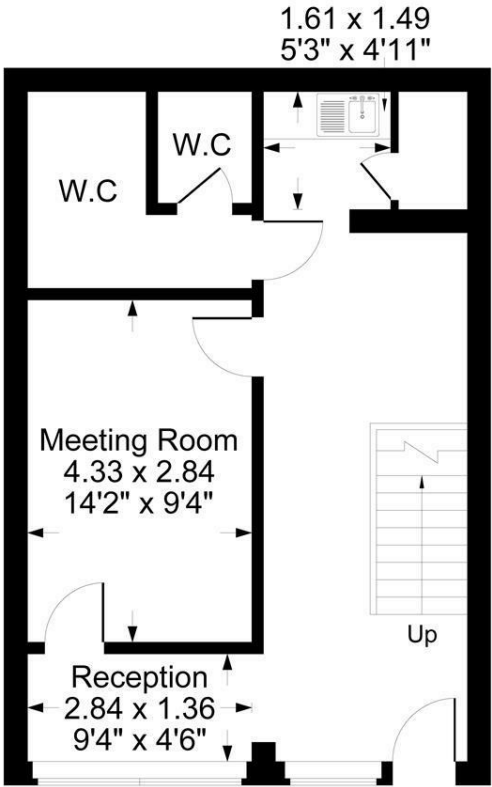
## Richard Johnson:

Westbridge Commercial Ltd  
1st Floor Offices  
3 Trinity Street  
Stratford Upon Avon  
CV37 6BL  
Tel: 01789 415 628  
[richard@westbridgecommercial.co.uk](mailto: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](http://www.westbridgecommercial.co.uk).





Ground Floor



First Floor

Illustration for identification purposes only,  
measurements are approximate, not to scale.