



TO LET

## MODERN OFFICE PREMISES



Unit 20, Greenbox, Westonhall Road, Stoke Prior, Bromsgrove



Richard Johnson



Sephie Portwood



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

- 923 sq ft (85.80 m2)
- Self Contained Offices
- 4 Parking Spaces
- 2.5 miles to M5
- £13,950 pa + VAT

# Unit 20, Greenbox, Westonhall Road, Stoke Prior, Bromsgrove

## 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:

Situated on the outskirts of Bromsgrove just 2.5 miles from junction 5 of the M5 motorway at Stoke Prior. The office is approximately 923 sq ft (85.80 m2) NIA over ground and first floor and features glass fronted full height windows, open plan offices on the ground floor, kitchen area and two toilets. On the first floor is an open plan office, which could be divided up with partitions if needed. The offices come with fitted shelving, central heating system, air conditioning and 4 allocated parking spaces. There are BT ducts into the building and fibre optic is available to the site (subject to subscription).

## Floor Area:

Net Internal Area (NIA) is 923 sq ft (85.80 m2)

## Price:

£13,950 Per Annum

## Tenure:

New Lease Available

## Service Charge:

01/05/2025 to 30/04/2026 the service charge = £1,713.82.

## Rateable Value

Current rateable value - £10,750 (1st April 2023 to present).

From 1 April 2026 - £12,000; 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.

## 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 = E.

A full copy of this report is available from the agent's office upon request.

## Viewing:

Viewing strictly by prior appointment with sole agent:

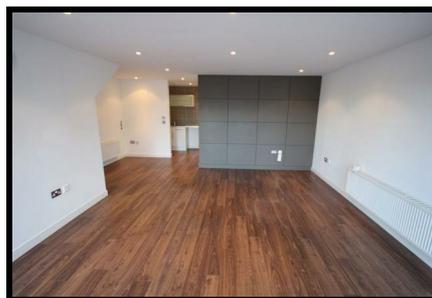


## Richard Johnson:

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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).



**Awaiting Floor Plan**