

1 Mill Pool, Nash Lane, Belbroughton, DY9 9AF



**TO LET / MAY SELL**

Modern Two Storey Office Premises with Car Parking

Net Internal Area: 1,420 ft<sup>2</sup> (131.92 m<sup>2</sup>)

### Location

The property is situated on Mill Pool, a select office development in the heart of Belbroughton and being located just off the High Street via Nash Lane.

Belbroughton is an affluent village conveniently situated 6 miles north of Bromsgrove, 6 miles east of Kidderminster and 4 miles south of Stourbridge.

The location is extremely well connected with J4 of the M5 being situated approximately 3 miles distant and providing direct access to the national motorway network.

### Description

The property enjoys a prominent position being situated at the front of the development with views across the open countryside.

The office comprises a self-contained building of steel frame with cavity wall construction and pitched tiled roof.

The property has been finished to a high standard and benefits from the following features:

- Comfort cooling
- 3 Compartment perimeter trunking
- Suspended ceilings with inset CAT 2 lighting
- Large softwood double glazed Windows
- Solid wood doors with natural oak finish
- Fitted kitchen facilities
- Male, female and DDA compliant toilets
- Shower room
- Secure gated site with external PIR lighting
- Block paved parking area with 7 allocated spaces

### Accommodation

Total (GIA) 1,420 ft<sup>2</sup> (131.92 m<sup>2</sup>) approximately

### Rental / Terms

The property is available to let on a new lease with length to be agreed at £21,500 per annum exclusive.

Alternatively, consideration may be given to the sale of the freehold interest at £390,000 exclusive.

### VAT

We understand the property is VAT registered.

### Business Rates

Rateable Value - £15,750

Rates Payable £7,733.25 per annum

### Energy Performance Certificate

EPC Rating - C

### Planning Use

We have been verbally advised that the property has planning consent under use class B1.

The property may be suitable for alternative uses subject to obtaining the necessary planning consent.

### Legal Costs

Each party are to be responsible for their own legal costs incurred during this transaction.

### Availability

The property is immediately available following completion of legal formalities.

### Viewings

Strictly via appointment from the sole agent Siddall Jones on 0121 638 0500

