



Corbett Business Park
Shaw Lane, Stoke Prior



TO LET - CORBETT BUSINESS PARK, SHAW LANE, STOKE PRIOR



**Corbett Business Park, Shaw Lane,
Stoke Prior, Bromsgrove, B60 4EA**



**New build industrial unit on a well
located business park.**

- Newly constructed building.
- 20,436 sq ft (1,899 sq m)
- Established Business Park
- 2 miles from Junction 5 of the M5 Motorway
- Additional land available for further buildings to suit occupier requirements



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Approximate Travel Distances

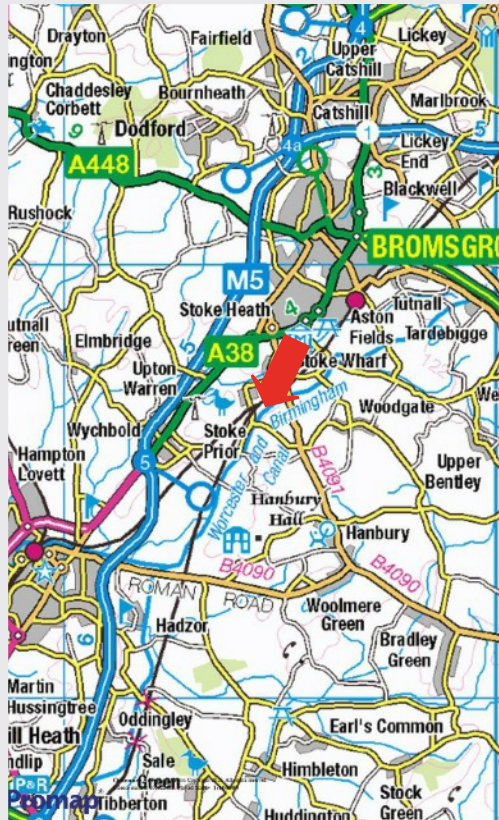


Locations

- Bromsgrove 3.4 miles
- Worcester 11.8 miles

Sat Nav Post Code

- B60 4EA



Nearest Stations

- Bromsgrove 3.2m



Nearest Airports

- Birmingham Int 28.4 miles

Location

Corbett Business Park is located in Stoke Prior, 3 miles south of Bromsgrove and 2 miles from Junction 5 of the M5 Motorway, via Shaw Lane which leads directly on to the motorway Junction.

Description

Corbett Business Park is a well located business park, close to the M5 Motorway. It is self contained and secure, and is bounded by the railway to the rear and canal to the front.

Phase I comprises an office building with two warehouses, all of which are occupied.

Phase 2 comprises additional development land served by its own access, immediately to the East of Phase I.

Planning consent has recently been obtained for a pair of buildings for B2/B8 Use.

Unit 1 is reserved whilst unit 2 comprising 20,436 sq ft (1,899 sq m) is available To Let.

Specification Includes:

- 3 roller shutter doors
- Ground and first floor offices
- 7m eaves height
- Service yard and parking

Copies of the approved plans and planning consent are available upon request. (Planning ref: 18/00041/FUL). Construction commenced in August 2018 and the building shall be completed towards the end of 2018.

Additional Land/Buildings

Further land is available within Phase 2, where buildings to suit occupiers specific requirements can be delivered.

Tenure

The property will be available on a new Full Repairing and Insuring Lease.

Rental

£122,500 per annum exclusive.

Business Rates

To be assessed upon occupation.

Legal Costs

Each party to bear their own legal costs in this transaction.

Money Laundering

The successful Tenant will be required to submit information to comply with Money Laundering Regulations.

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