



# FOR SALE (MAY LET)

UNIT 3 PRIOR WHARF, HARRIS BUSINESS PARK  
HANBURY ROAD, BROMSGROVE, B60 4AA



**6,947 sqft**  
645 sqm (approx)

**MODERN INDUSTRIAL WAREHOUSE WITH OFFICES**

**RECENTLY REFURBISHED**

**GOOD ONSITE PARKING & 'FOR SALE' OPPORTUNITY**





## **LOCATION**

The subject property is known as Unit 3 Prior Wharf on the Harris Business Park, Stoke Prior near Bromsgrove.

Harris Business Park is located off the Hanbury Road (B4091) which provides access to Bromsgrove Town Centre within approximately 2 miles and Junction 5 of the M5 Motorway, within approximately 1.5 miles.

## **DESCRIPTION**

The premises is part of a sub-divided industrial complex, comprising a refurbished mid-terrace concrete frame industrial warehouse with offices, secure canopy yard and shared service areas.

The warehouse area is constructed of blockwork and profile clad elevations surmounted by a profile asbestos roof incorporating translucent roof lights. The property benefits from a painted concrete floor, high bay sodium box lighting and a working height to 3.7m eaves with apex ridge height to 7.4m.

Vehicular access is by way of a single electric roller shutter door leading from a contained, canopy loading area off a communal estate road.

Office accommodation is provided by way of a lightweight stud wall office with kitchenette off, alongside male and female W/C's.

Externally, the property benefits from a covered canopy loading area behind palisade fencing. We are unsure as to demised areas for car parking and welcome your confirmation of such, with the outgoing tenant intimating there are additional demised parking spaces on the Estate.



## **ACCOMMODATION**

	SQM	SQFT
<b>Warehouse (inc offices)</b>	485.94	5,230.65
<b>Canopy Area</b>	159.49	1,716.75
<b>TOTAL GIA (approx)</b>	<b>645.43</b>	<b>6,947.4</b>



## **TENURE**

The property is available on a freehold basis.

The property is also available by way of a new full repairing and insuring lease on terms to be agreed.

## **RENTAL/ PRICE**

**Rent:** £25,000 per annum exclusive

**Price:** Offers sought in the region of £300,000 exclusive

## **RATES**

2017 RV (Warehouse & Premises) £23,750

## **EPC**

EPC Rating: D (81)

## **PLANNING**

We understand the property is allocated for industrial purposes and applicants are advised to make their own enquiries to Bromsgrove District Council Planning Department.

## **LEGAL COSTS**

Each party to bear their own legal costs.

## **VAT**

All prices quoted are exclusive of VAT, which may be chargeable.



## **VIEWING**

Strictly via sole agents:

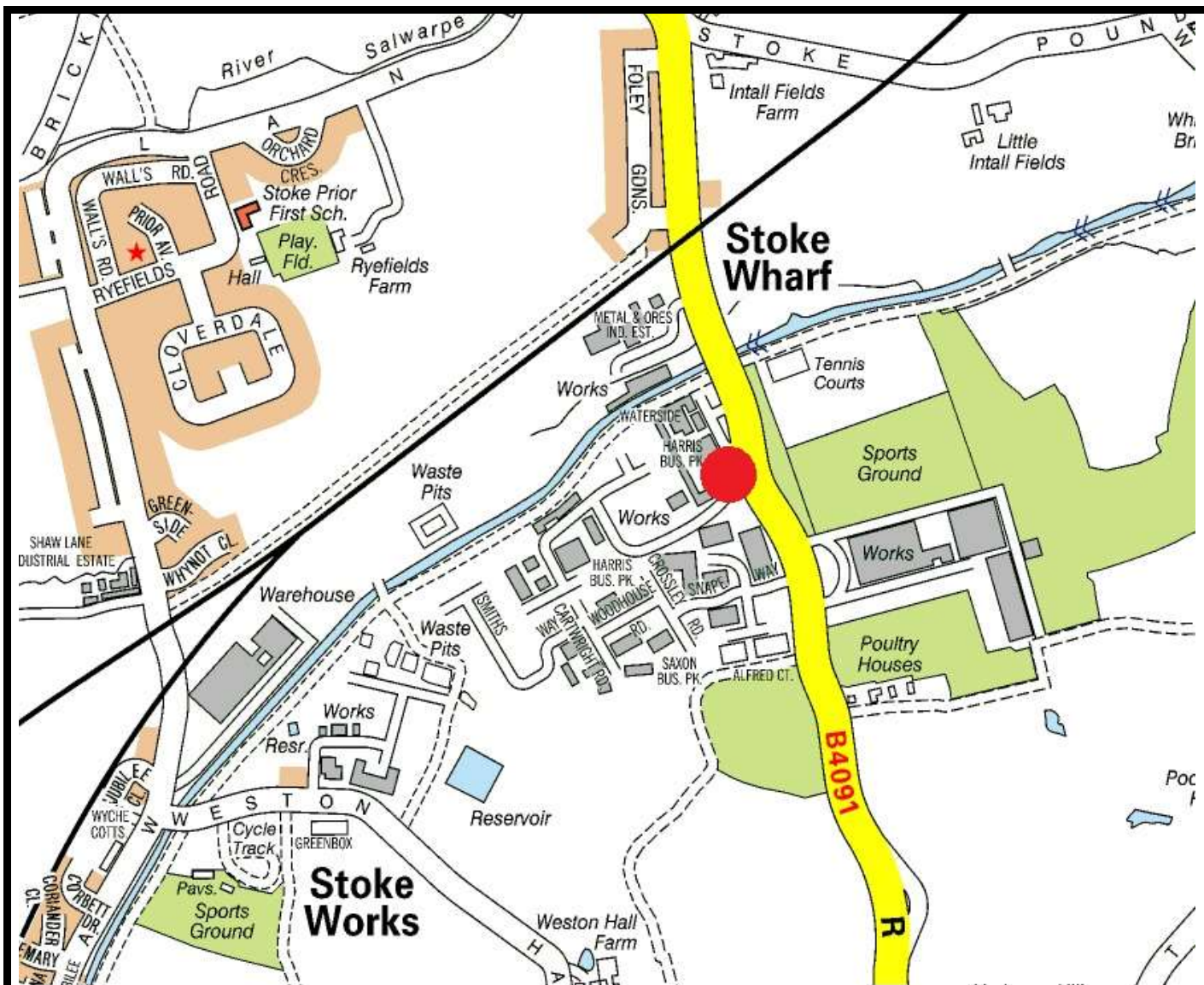
**HARRIS LAMB**  
75-76 Francis Road  
Edgbaston  
Birmingham  
B16 8SP

<b>Tel:</b>	<b>0121 455 9455</b>
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<b>Contact:</b>	<b>Neil D Slade</b>
<b>Email:</b>	<b>neil.slade@harrislamb.com</b>
<b>Date:</b>	<b>June 2017</b>

## **SUBJECT TO CONTRACT**







Unit 3 Prior Wharf  
Harris Business Park  
Bromsgrove  
B60 4AA



Not to Scale  
For identification purposes  
only.

**harrislamb**  
PROPERTY CONSULTANCY