

AP MORGAN



Waterside, Stoke Prior, Bromsgrove
Offers invited in excess of £540,000

Features:

- Freehold investment
- Tenant in place on a lease until 2032
- Rear elevation backs directly onto the Worcester and Birmingham Canal
- Approximately 3,029 sq ft purpose-built brick and tile office
- Raised access floors, air conditioning and suspended ceilings throughout
- Passenger lift serving both floors
- 12 designated car parking spaces
- Tenanted with 6 years lease and break clause in 2.5 years
- EPC rated B



Description:

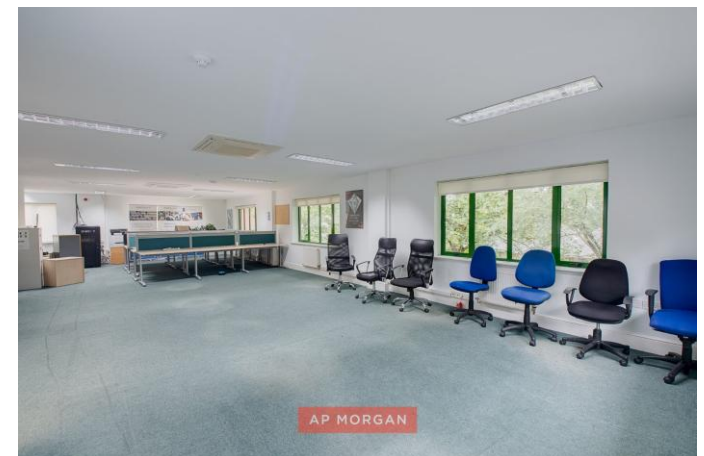
Freehold. Tenanted until 2032. A purpose-built office of approximately 3,029 sq ft on the canal side in Stoke Prior, Bromsgrove.

Compass House offers a rare opportunity to acquire a purpose-built freehold office investment in a striking canal side setting, with a tenant already in place and a lease running until 2032.

Constructed in 2006, the property is a well-specified two-storey brick and tile building extending to approximately 3,029 square feet. Internally, the building benefits from raised access floors, air conditioning and suspended ceilings with category two lighting throughout, providing the kind of specification that supports long-term occupier satisfaction. The accommodation is arranged across ground and first floor, with a passenger lift serving both levels, a server room, kitchen facilities and WCs.

The rear of the building backs directly onto the Worcester and Birmingham Canal, giving the property a setting that's genuinely unusual for an office investment of this kind. Externally, there are 12 designated car parking spaces within the development's car park.

The location offers strong connectivity, with access to Junction 5 of the M5 and Junction 1 of the M42 within easy reach, alongside driving access to Bromsgrove train station,



making this a practical address for occupiers and a sound proposition for investors.

The property is offered for sale freehold, with the benefit of an existing tenant in place on a lease running until 2032, subject to a break clause in approximately 2.5 years. The current rent is understood to be in the region of £21,380 per annum, with rateable value information available on request. The EPC rating is B.

Viewings strictly by appointment through AP Morgan.

Details:

Lobby 4.74 x 4.04

Office 3 9.62 x 9.39 Max

Office 4 4.41 x 4.95

Office 5 2.11 x 3.06

Kitchen 3.22 x 1.62

First Floor

Office 1 7.82 x 14.35 Max

Office 2 4.48 x 2.74

Kitchen 3.22 x 1.62

EPC Rating: B

Council Tax Band: (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 910 300.



