

21 Buntsford Drive, Bromsgrove, Worcestershire, B60 3AJ



**TO LET**

Modern Warehouse/Showroom Premises

Gross Internal Area: 15,646 ft<sup>2</sup> (1,453.56 m<sup>2</sup>) approx.

**Location**

Buntsford Drive is conveniently situated on the outskirts of Bromsgrove Town Centre, in a modern commercial location which has become synonymous with national motor trade dealerships and office occupiers.

Junctions 4 and 5 of the M5 motorway and Junction 1 of the M42 motorway are within two miles of the property giving access to the Midlands motorway network.

Birmingham city centre is situated approximately 13 miles to the north and Worcester city centre approximately 10 miles to the south.

**Description**

The property comprises a uniquely designed warehouse and showroom premises completed recently and situated in an idyllic setting with extensive car parking and landscaping.

The building comprises two wings, with the front section comprising a two-storey office with ground floor open plan show room (which can easily be adapted for pure office and/or showroom use). A variety of full height glass portioned offices are situated around the perimeter of the building and benefit from full height glazing over the adjacent farmland.

The offices are completed to an extremely high standard from under floor heating throughout, perimeter power and data with extensive welfare facilities and fully fitted kitchen.

The warehouse is of steel portal frame construction with under floor heating, electrically operated roller shutter door, three phase electricity and a minimum eaves height of 5.3 metres and integral office space.

Externally the property is set behind a sliding gated access with loading area and extensive car parking to the front and rear of the property.

**Accommodation**

Area	ft <sup>2</sup>	m <sup>2</sup>
Offices and Showroom	4,141	384.80
Warehouse	11,505	1,068.84
<b>Total GIA</b>	<b>15,646</b>	<b>1,453.56</b>

**Rental / Tenure**

The property is available to let on a new lease with length to be agreed at £115,000 exclusive.

**Service Charge**

Non-Payable.

**Business Rates**

The wings have been separately assessed for rating purposes, please contact the agent for further information.

**VAT**

All prices quoted are exclusive of VAT which may be payable.

**Energy Performance Certificate (EPC)**

EPC Rating - A (24)

**Planning Use**

We understand that the property has planning under use classes B2 (General Industrial) and B8 (Storage and Distribution).

**Services**

We understand all mains services are available on or adjacent to the property.

**Legal Costs**

Each party to be responsible for their own legal costs incurred.

**Availability**

The property is available from March 2024.

**Viewings and Further Information**

Strictly via the joint agents Siddall Jones on 0121 638 0500 or John Truslove 01527 584242

