



Modern Warehouse with Offices / Showroom

15,646 SQ FT (1,454 SQM)

21 Buntsford Drive, Bromsgrove, Worcs, B60 3AJ

To Let

- MODERN WAREHOUSE/SHOWROOM PREMISES
- HIGH SPECIFICATION
- CLOSE TO JUNCTION TO M5 AND M42
- TWO STOREY OFFICES / SHOWROOM
- EXTENSIVE CAR PARK
- 15,646 SQ FT

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 set 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 be easily adapted for pure office and/or show room use). A variety of full height glass portioned offices are situated around the perimeter and benefit from full height glazing, with views across the adjacent farmland.

The offices are completed to an extremely high standard from and benefit 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, electricity 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

WAREHOUSE - 11,505 SQ FT
OFFICES AND SHOWROOM - 4,141 SQ FT
TOTAL: 15,646 SQ FT

RENT

£115,000 per annum.

BUSINESS RATES

The wings have been separately assessed for rating purposes.

VAT

VAT is payable on all rents.

EPC

A (24)

PLANNING USE

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

SERVICES

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

LEGAL COSTS

Each party to be responsible for their own legal costs.

AVAILABILITY

The property is available from March 2024

VIEWING

Through joint agents: John Truslove - 01527 584 242 or Siddall Jones on 0121 638 0500



Area Map



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