



**Modern Business Unit**

**1,222 SQFT GIA**

**2 Millenium Court Buntsford Park Road, Bromsgrove, B60 3DX**



# To Let

- 1,222 SQFT GIA
- HIGH QUALITY OFFICES
- 6 PARKING SPACES
- GROUND FLOOR STORES
- SECURITY SHUTTERS GROUND FLOOR
- NEW LEASE

## Location

Buntsford Hill Business Park is a modern Commercial/Industrial development lying to the south-east of Bromsgrove Town Centre.

Road links are excellent, with access to the M5 Motorway to the south of Bromsgrove at Wychbold (Junction 5) - approximately 4 miles, or to the north of Bromsgrove at Lydiate Ash (Junction 4) - approximately 5 miles.

Access can also be gained to the M42 Motorway via the A38 to Junction 1 to the north of Bromsgrove - approximately 3 miles.

## Description

The property comprises a semi-detached two-storey Hybrid Business Unit, built in 2000. The Property benefits from double-glazed windows, with electric security shutters to the Ground Floor. There are close-fitted carpets to the First Floor, with fluorescent strip lights throughout. Internally, the accommodation is arranged as follows:

### Ground Floor

- Entrance Lobby
- Open-plan Stores, benefitting from vehicular access via up-and-over door.
- Meeting Room.
- WC and Kitchenette.



### First Floor

- Open-plan Offices.
- WC.

## Rent

£14,500 per annum plus VAT

## Rateable Value

£9,600 – 100% Small Business Rate Relief potentially available.

## Tenure

A new Lease for a period of 3 or more years.

## EPC

Band D (96)

## Services

All mains services are available. Heating is provided by a gas-fired boiler.

## Viewing

Strictly by appointment with our Reception - 01527 584242.

## Area Map



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