



**Business Unit**

**4,387 SQ FT**

**Unit 1, Phase 3 Buntsford Park Road, Bromsgrove, B60 3DY**

# To Let / For Sale

- SUPERB MODERN BUSINESS UNIT
- TWO STOREY OFFICES WITH WAREHOUSE
- PROMINENT LOCATION
- 4387 SQFT GIA
- SECURE CAR PARK
- NEW LEASE

## Location

The Property is situated on a modern industrial and trading estate on the south side of Bromsgrove, just off the A38 Bromsgrove bypass. There is good access to Junction 1 of the M42, 3 miles to the north and the M5 Junctions 4 & 5.

## Description

The premises comprise a superb modern business unit of some 4387 sqft GIA. The accommodation is arranged as predominantly well specified offices with warehouse and stores.

The offices are access via well appointed reception leading to ground floor meeting rooms and private offices together with WCs and kitchenette facilities. Stairs ascend to first floor open plan office with meeting room, kitchen, WCs and showroom. The warehouse is accessed from the ground floor offices and benefits from vehicular access to the car park via up and over door.

The premises are fitted to a high standard throughout with a combination of air conditioning and gas fired central heating' LED lighting, car tiles and suspended ceilings.

Outside is a secure fenced and gated car park together with secure yard.



## PURCHASE PRICE

£630,000

## Rent

£44,000 per annum plus VAT

## Tenure

Freehold or New business lease for a term of 5 or more years with the Tenant responsible for all outgoings.

## Rateable Value

£39,000

## Services

All mains services are connected

## Legal Fees

Each party to bear their own fees

## Viewing

Strictly by appointment with our reception on 01527 584242

## Area Map



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