



**Superb Town Centre Offices**

**4680 SQFT NIA (434 SQM)**

**Bellway House 7 Worcester Street, Bromsgrove, B61 7DL**

# To Let / For Sale

- **PROMINENT TOWN CENTRE OFFICES**
- **4680 SQFT NIA (435 SQM)**
- **18 CAR PARKING SPACES**

- **DEVELOPEMENT POTENTIAL**
- **AIR CONDITIONING**
- **EXCELLENT ACCESS TO M42 AND M5**

## Location

The Property is situated in Bromsgrove Town Centre, set back off Worcester Road, which is a short distance from High Street. Bromsgrove is well located, with easy access to the Midlands Motorway Network, with Junctions 4 & 5 of the M5 Motorway and Junction 1 of the M42 Motorway being within three miles.

Birmingham City Centre is approximately 13 miles to the north and Worcester City Centre is approximately 12 miles to the south

## Description

Bellway House is a three-storey, modern, detached Office building with a total Net Internal Floor Area of approximately 4,680 sq ft (435 sq m).

Internally, the accommodation is arranged as a good complement of Open-plan and Private Offices around a central stairwell, Receptions to the front and rear, WC and Kitchenette facilities.

The building is constructed with masonry walls beneath ridged and pitched tiled roof, with double-glazed uPVC casement windows. Internally, fittings are of good quality, with heating provided by way of metal radiators connected to a gas-fired boiler, together with partial air conditioning, fluorescent lighting and carpet tiles throughout.

Outside, 18 car parking spaces are demised to the Property and there is a Tarmac-surfaced Car Park.

## Development Potential

There is clear potential for the property to be developed and converted to residential use, subject to planning

## Services

All mains services are available.

## Tenure

The property is available either Freehold or new business lease on terms to be agreed., with the Tenant responsible for all outgoings.

## Purchase Price

£750,000

## Rent

£50,000 pa

## Rateable Value

£50,000

## Legal Fees

Each party to bear their own fees.

## Anti Money Laundering

In accordance with the Anti-Money Laundering Regulations, we require two forms of identification and confirmation of source of funding from all purchasers

## Viewing

Strictly with our reception on 01527584242



## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.