



Brand New Industrial Unit

4,202 SQ FT (391 SQ M)

Unit 4 Buntsford Business Park, Bromsgrove, B60 3AJ

To Let

- **BRAND NEW DEVELOPMENT**
- **HIGH SPECIFICATION**
- **SECURED FENCED AND GATED SITE**
- **4202 SQ FT (391 SQ M)**
- **LOFTY EAVES HEIGHT 23'4" (7.13 M)**
- **AVAILABLE IMMEDIATELY**

LOCATION

Buntsford Business Centre is located on Buntsford Gate, a brand new development lying to the south east of Bromsgrove Town Centre and having 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

Buntsford Business Centre is a brand new development of 6 self-contained lofty factory Warehouse units constructed to a high standard throughout with superb fittings.

The Properties are constructed in two opposing terraces within a fenced and gated secure development.

Unit 4 benefits from a lofty eaves height of approximately of approximately 23'4" (7.13 m), integral separate Male and Female WC's, shower, Kitchenette and LED lighting.

The Gross Internal Floor Area is 4202 sq ft. (391 sq m).

Externally, the development provides ample Parking and loading space for each Unit.

SERVICES

All mains services are available.

TENURE

To Let by way of a brand-new Business Lease for a term of 5 or more years. Tenant responsible for all outgoing.

Rents

£44,120 per annum plus VAT

Business Rates

To be assessed.

Legal Fees

Each Party to pay their own legal fees.

VIEWING

Strictly by appointment with our Office on 01527 584242 or our Joint Agent Richard Johnson at Westbridge Commercial.



Area Map



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