



**Brand New Factory Warehouse**

**2110 SQFT PLUS 1787 SQFT MEZZ STORAGE**

**6 Buntsford Business Centre, Bromsgrove, B60 3AJ**

# To Let

- BRAND NEW DEVELOPMENT
- 2110 SQFT PLUS MEZZ STORES 1787 SQFT
- SECURED FENCED AND GATED SITE

- GIA 3897 SQFT (363 SQM)
- HIGH SPECIFICATION
- 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 6 is some 2110 sqft 1(96sqm) at ground floor, benefitting from separate Male and Female WC's, shower, Kitchenette and LED lighting.

In addition that is a mezzanine floor throughout

providing an further 1787 sqft (166sqm) of storage.

The Gross Internal Floor Area is 3897sq ft (362 sq m) including the mezzanine.

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 outgoings.

## Rent

£30,200 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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