



**Factory / Warehouse**

**4,281 SQ FT (398 SQ M)**

**Unit 2 West Court Buntsford Park Road, Bromsgrove, B60 3DX**

# To Let

- EXISTING TENANT TO UNDERTAKE DECORATION AND REPAIR BEFORE END OF LEASE
- EXCELLENT MOTORWAY LINKS
- EAVES HEIGHT 19'6" (5.95M)
- POPULAR TRADE/WAREHOUSE ESTATE
- INTEGRAL 2-STOREY OFFICES
- AVAILABLE NOVEMBER 2024

## LOCATION

West Court comprises two Terraces of good quality, purpose-build, modern Factory/Warehouse Units, serviced via an Estate Road, which links directly to Buntsford Park Road. The Estate benefits from perimeter fencing and gates, securing the Car Park and loading areas to the front of the Unit.

Communication and road links are excellent, with Buntsford Park Road connecting to the A38, which provides access to Junction 1 of the M42 Motorway, approximately 2 miles to the north, with Junction 4 of the M5 being approximately 3 miles to the south-west.

## DESCRIPTION

Unit 2 is a mid-terraced Warehouse, with integral 2-storey Offices. The Unit is due to be fully refurbished, to include redecoration throughout.

Internally, the Property benefits from a lofty Warehouse Area, with Reception, Office, Canteen and Meeting Room to the Ground Floor and Open-Plan Office plus 3 No. Private Offices to the First Floor. The Office accommodation has suspended ceilings, with inset lighting and wall-mounted electric radiators.

The Gross Internal Area (GIA) extends to

approximately 4,281 sq ft (398 sq m). The Unit benefits from a lofty eaves height of 19'6" (5.95m).

Externally, the Unit benefits from 9 allocated parking spaces immediately to the front, together with a concrete Apron providing access to the insulated electrically operated loading door.

## RENT

£41,750 per annum plus VAT

## RATEABLE VALUE

£25,500

## SERVICE CHARGE

An Annual Charge is levied for the maintenance of the common areas.

## EPC

Band D (98)

## SERVICES

All mains services are available.

## LEGAL FEES

Each party to pay their costs.

## VIEWING

Strictly by appointment with our Office on 01527 584242 or via our Joint Agents Vail Williams.



## 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.