

westbridge

COMMERCIAL

TO LET

## INDUSTRIAL/WAREHOUSE UNIT



25 Sugarbrook Road, Aston Fields Industrial Estate, Bromsgrove



Richard Johnson



Sephie Portwood



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[www.westbridgecommercial.co.uk](http://www.westbridgecommercial.co.uk)

- 2,627 sq ft (244.06 m2)
- Industrial Unit
- GF & FF Offices
- Toilet & Kitchen
- Due To Have Floor Painted
- £23,380 pa + VAT

# 25 Sugarbrook Road, Aston Fields Industrial Estate, Bromsgrove B60 3DN

## Location:

Situated on lower part of Sugarbrook Rd on the Aston Fields Industrial Estate off Sherwood Road.

## Description:

The unit is situated on the bottom of Sugarbrook Rd on the Aston Fields Industrial Estate off Sherwood Road. The unit itself has ground floor open plan workshop area with ground floor office and reception. The ground floor office has air-conditioning as well as part glazed partitioning. On the first floor is an office which overlooks the workshop area. There is a toilet and kitchen/rest room on the first floor. The unit has three phase electric supply, roller shutter access, side door access with security shutter, security grill to ground floor windows.

Ground Floor Accommodation: Workshop 22.26m by 9.97m which includes office 4.92m by 4.56m Reception 3.86m by 2.81m

First Floor Accommodation: Office 4.93m by 4.64m Kitchen 2.82m by 3.39m Toilet/Lobby 2.79m by 1,5m

## Floor Area:

Gross Internal Area (GIA) is 2627 sq ft (244.06 m2).

## Price:

£23,380 per annum.

## Tenure:

New lease available.

## Service Charge:

To be confirmed.

## Rateable Value:

£20,000 source: [www.voa.gov.uk](http://www.voa.gov.uk).

## Rates Payable:

The rates payable are calculated as a multiplier of the rateable value. If the rateable value is £12,000 or less, small businesses may be entitled to 100% rates relief providing the property is their only business premises. Any interested applicants should contact the local authority and verify the multiplier and check if any rates relief is available for their business.

## Insurance:

Standard commercial terms are that the landlord insures the building and the tenant pays the landlord the cost of the buildings insurance annually. The tenant will be responsible for insuring their own stock, content and liabilities.

## Legal Costs & Holding Deposit

Each party pays their own legal costs. The landlord may request a holding deposit of £1,000 once terms are agreed this will be deducted off the first payment of rent.

## Deposit:

The landlord may ask the tenant to provide a deposit, this is typically the equivalent of three months' worth of rent but could change and is subject of the tenant's financial status.

## VAT:

Value Added Tax at the prevailing rate is applicable on all costs shown in these particulars apart from business rates.

## EPC:

The Energy Performance Rating of the property is = D.

A full copy of this report is available from the agent's office upon request.



## Viewing:

Viewing strictly by prior appointment with sole agent:

## Richard Johnson

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## GDPR

You have requested a viewing of a property and therefore we will require certain pieces of personal information from you in order to provide a professional service to you and our client. Should you wish to take up a tenancy the process will involve collecting personal information about you or your company which will need to be shared with our client and Credit Safe or other credit referencing agencies.

We will not share this information with any other third party without your consent. More information on how we hold and process your data is available on our website [www.westbridgecommercial.co.uk](http://www.westbridgecommercial.co.uk).



**Agents Notes:** Disclaimer (Misrepresentation Act 1967) Westbridge Commercial Ltd believe these particulars to be correct but their accuracy cannot be guaranteed and they do not form part of any contract. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Please note that, at the time of inspection, we were unable to check if the services and appliances were in working order. All measurements are approximate. Any intending buyer/tenant must satisfy themselves of the condition and working order of such item and services and is advised to seek the advice of their solicitor and surveyor.

**Interested Parties:** Westbridge Commercial Ltd are selling/letting the property on behalf of a relative of a member of staff and are hereby disclosing their interest in writing.