

westbridge

COMMERCIAL

TO LET

INDUSTRIAL/WAREHOUSE UNIT



Unit 4, Buntsford Business Centre, Bromsgrove



Richard Johnson



Sephie Portwood



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www.westbridgecommercial.co.uk

- Modern Gated Site
- 4,201 sq ft (390.48 m²)
- Eaves Height 7.13 m
- Ridge Height 7.73 m
- £44,110.50 + VAT

Unit 4, Buntsford Business Centre, Bromsgrove B60 3FR

Location:

Buntsford Business Centre is located off the A38 road heading in the Droitwich direction, from Morrisons head out of Bromsgrove on the A38 and take the first left at the roundabout onto Buntsford Drive. Take the second left and the site is located just after Arbury Nissan on the left hand side.

Description:

Unit 4 is a 4,201 sq ft (390.48 m²) Industrial/Warehouse located on an exclusive new modern gated Business Centre for Bromsgrove ready to occupy.

Buntsford Business Centre in a modern gated development of just six units. The site has now been completed and is laid out as two terraces, each consisting of three units on each terrace.

The buildings are constructed of steel portal frames with composite insulated roof and wall panels with electrically operated sectional overhead doors with clear panels at low level. The units have power floated concrete floors and clear roof lights and a 40 KVA electric supply.

The units have LED lighting overhead and a toilet block consisting of a disable access toilet with shower, sink, toilet and urinal with a further standard toilet and a modern kitchen with grey base and wall units and a composite worktop. The toilets blocks are finished with a herringbone pattern composite floor.

Eaves heights are a minimum of 7.13m and ridge heights of 7.73m with access doors being 3.94 m by 4.00 m. Each unit has its own allocated parking and the site has 24 hour access with a coded sliding access gate.

Floor Area:

Gross Internal Area (GIA) is 4,201 sq ft (390.48 m²).

Price:

£44,110.50 per annum.

Tenure:

New lease available.

Service Charge:

To be confirmed.

Rateable Value:

Yet to be rated, source: 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 business 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:

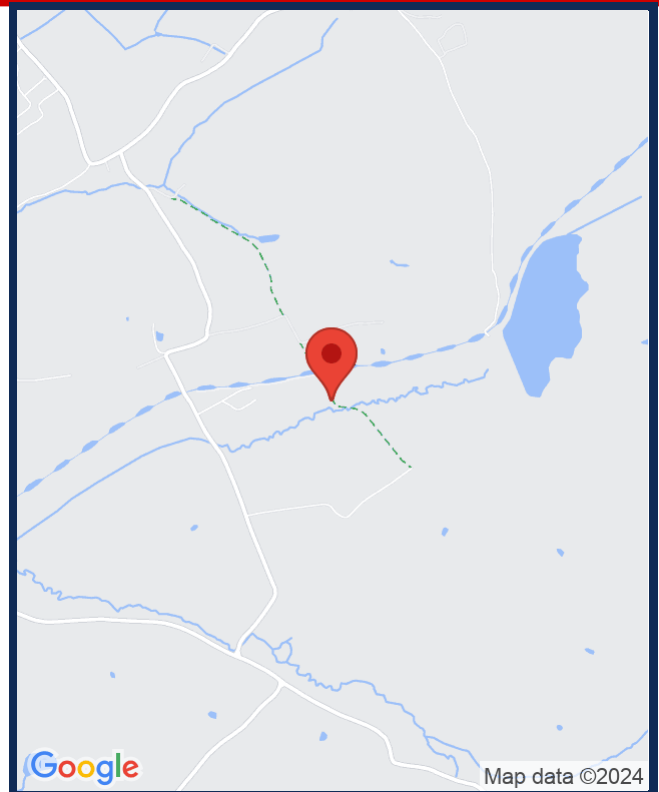
Standard commercial terms are that the landlord insures the building and the tenant pays the landlord the cost of the buildings insurance annually. The tenant will be responsible for insuring their own stock, content and liabilities.

Legal Costs & Holding Deposit

Each party pays their own legal costs. The landlord may request a holding deposit of £2000 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 = C.
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.



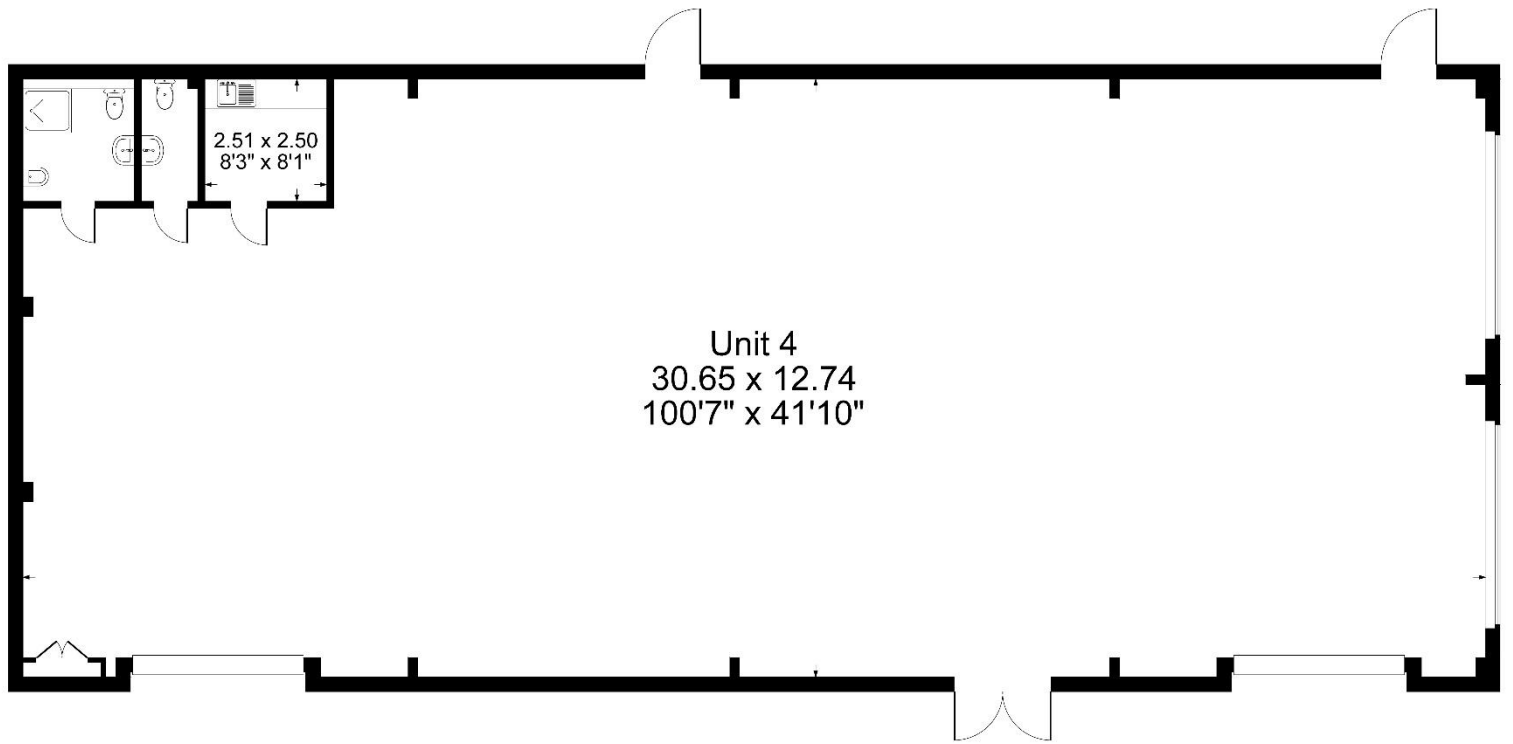


Illustration for identification purposes only,
measurements are approximate, not to scale.