

To Let

GJS | Dillon

The Commercial Property Consultants



Unit 2, 24 Aston Road, Bromsgrove B60 3EX

Detached commercial unit & secure yard

- 5,971 sq ft (554.75 sq m) GIA
- Modern steel portal frame construction
- Warehouse accessed via a full height roller shutter door
- 6m internal eaves height
- Ground & first office accommodation
- Secure yard & car parking

Viewing and further information: call us on **01527 872525**

www.GJSDillon.co.uk

To Let

Unit 2, 24 Aston Road, Bromsgrove B60 3EX

Location

The property is located at the end of Aston Road on Aston Fields Industrial Estate which is conveniently situated on the outskirts of Bromsgrove town centre in a popular, established commercial location. Junctions 4 and 5 of the M5 motorway and Junction 1 of the M42 motorway are within two miles of the property giving access to the Midlands and national motorway network.

Birmingham city centre is situated approximately 13 miles to the north and Worcester city centre is situated approximately 10 miles to the south.

Description

A modern steel portal frame industrial unit with part brick/block elevations and steel profile panel walls surmounted by a pitched steel profile panel roof. Outside the property there is a concrete hardstanding loading and unloading area with ancillary car parking spaces.

The property has a good sized main warehouse area with 6 metre eaves, modern halogen lighting, gas fired heating, an electrically operated roller shutter door and a sealed concrete floor.

At the front of the building there is a two storey office section comprising on the ground floor a main reception area, WCs, a kitchen area and two good sized offices with a good sized fully open plan office area on the first floor.

	Sq Ft	Sq M
Warehouse	4,044	375.68
Offices – Ground Floor	1,106	102.75
Offices – First Floor	821	76.32
Total	5,971	554.75

Tenure

The property is available on a new business lease for a term of years to be agreed.

Energy Performance Certificate (EPC)

The property has an energy performance rating of C(53)



Guide Rental

£42,500 per annum (exclusive)

VAT

All prices, premiums and rents etc are quoted exclusive of, but may be subject to VAT at the prevailing rate.

Rating Assessment

Rateable Value – £32,500 (2021/22)
Please note this is not the rates payable.

Legal Costs

Each party are to be responsible for their own legal costs incurred in this transaction.

These particulars are not to form part of a sale/letting contract and may be subject to errors and/or omissions therefore prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the sale/letting contract documentation or left in situ and gratis upon completion. Prospective purchasers/tenants are instructed to seek validation of all such matters prior to expressing any formal intent to purchase/lease. The property is sold/let subject to any rights of way, easements, wayleaves, covenants, any other issues or planning matters which may affect the legal title. Consequently, prospective purchasers/tenants are advised to seek validation of all above matters, prior to expressing any formal intent to purchase/lease.

Viewing and further information:
Call: 01527 872525 / 07394 569128

Kyle Pugh
kylepugh@gjsdillon.co.uk

Andrew Lewis
andrewlewis@gjsdillon.co.uk