



Second Floor, 4 The Courtyard, Buntsford Gate, Bromsgrove B60 3DJ

Modern second floor office with car parking

- 1,548 sq ft (143.83 sq m) NIA
- Open plan office accommodation
- Three cellular offices / meeting rooms
- Five onsite car parking spaces
- Kitchen facilities within the office suite
- Excellent links to the M5 & M42 motorways
- Situated in a popular business park

Viewing and further information: call us on **01527 872525**
www.GJSDillon.co.uk

To Let

Second Floor, 4 The Courtyard, Buntsford Gate, Bromsgrove, B60 3DJ

Location

The property is situated at The Courtyard with the wider Buntsford Gate development, which provides good quality, out of town office accommodation with easily accessible estate roads and is within close proximity to the Morrisons superstore.

The property is situated one mile to the south west of Bromsgrove town centre with Junctions 4 & 5 of the M5 motorway and Junction 1 of the M42 being within three miles of the property. Birmingham city centre is situated 13 miles to the north and Worcester city centre is situated 10 miles to the south.

Description

4 The Courtyard is a purpose-built high quality three storey office building which has been maintained to a high standard.

The office is situated on the second floor and offers open plan office accommodation with three cellular offices / meeting rooms and kitchen facilities. There are communal WCs on each floor. The offices are finished to a high specification with suspended ceilings, LG7 lighting, glazed partitioning and gas central heating.

The second floor suite benefits from five onsite allocated parking spaces.

Second Floor	1,548 sq ft	143.83 sq m
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Tenure

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

Energy Performance Certificate (EPC)

The property EPC rating is B(39)



Guide Rental – £18,500 per annum

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 – £13,000

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 872 525

Roy Wilkes
roywilkes@gjsdillon.co.uk

Kyle Pugh
kylepugh@gjsdillon.co.uk

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The Commercial Property Consultants

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changing the way commercial property is perceived in our region

