

To Let

GJS | Dillon

The Commercial Property Consultants



D2 Sapphire Court, Bromsgrove Enterprise Park,  
Isidore Road, Bromsgrove B60 3FJ

## High Quality Industrial / Warehouse Building

- 3,847 sq ft (357 sq m) GIA
- 6 meters to eaves
- Popular business park location
- Secure gated access and CCTV
- Onsite allocated car parking
- Excellent links to the M5 and M42 motorways.

Viewing and further information: call us on **01527 872525**  
[www.GJSDillon.co.uk](http://www.GJSDillon.co.uk)

# To Let

## Sapphire Court, Bromsgrove Enterprise Park, Isidore Road, Bromsgrove B60 3FP

### Location

Sapphire Court is located on Bromsgrove Enterprise Park to the south of Bromsgrove town centre and accessed via Aston Road (close to the junction with Morrisons Supermarket) which links to the A38 Bromsgrove. Junctions 4 and 5 of the M5 motorway and junction 1 of the M42 motorway are within 3 miles of the property. Birmingham city centre is situated approximately 13 miles to the north and Worcester city centre is situated approximately 12 miles to the south.

### Description

A high quality, traditional steel portal framed industrial/warehouse unit. The units have the following specification;

- Electrically operated roller shutter door
- Separate pedestrian entrance
- 6 metre eaves height
- Designated car parking spaces
- Floor loading 40 kN per sq m
- Power from 15 kVA (22 amps) to 40 kVA (58 amps)
- Fully managed including landscaping and CCTV
- WC and kitchenette facilities

### Tenure

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



**Guide Rental £34,623 p.a. exclusive**

### Service Charge

Service charge covers estate maintenance and security. Price on asking.

### Rating Assessment

Please contact Bromsgrove District Council for Rateable Value.

### Legal Costs

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

### VAT

All prices, premiums and rents etc are quoted exclusive of VAT at the prevailing rate.

### Energy Performance Certificate (EPC)

The property has an energy performance rating of B



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:**  
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**GJS | Dillon**

The Commercial Property Consultants

Embedded in the business community, we are experts in our field:  
changing the way commercial property is perceived in our region

