

TO LET

MODERN HIGH BAY INDUSTRIAL / WAREHOUSE PREMISES

UNIT 11 SHERWOOD ROAD,
ASTON FIELDS INDUSTRIAL ESTATE,
BROMSGROVE, WORCESTERSHIRE B60 3DR



- 27,948 sq ft (2,597 sq m) GIA
- Modern steel portal frame building with two storey offices
- 21.5 ft (6.6 metres) eaves height
- Secure palisade fenced site
- Situated 3 miles from junction 1 of the M42 motorway



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LOCATION

Bromsgrove is a prosperous and thriving Worcestershire market town situated approximately 13 miles to the south west of Birmingham, 12 miles to the north of Worcester and 7 miles to the west of Redditch. The property is situated in a prominent position fronting yet set back from Sherwood Road on the sought after Aston Fields Industrial Estate.

Sherwood Road itself is positioned on the outskirts of Bromsgrove town centre, close to Morrisons Supermarket, Aldi, Screwfix and Howdens, with at the other end of Sherwood Road a modern Homebase and Pets at Home.



Plan showing Bromsgrove in relation to Birmingham and a Location Plan.

DESCRIPTION

The property is of modern construction comprising a single bay steel portal frame warehouse, with a steel portal frame extension and integral two storey offices. The building has the following features:

- High level sodium lighting
- An eaves height extending to approximately 6.6 metres (21.5 ft)
- Vehicular access via two level access electronically operated steel roller shutter doors
- The offices are of a high specification including modern recessed lighting, gas central heating and carpeted floors throughout
- The property has recently had new ground floor toilet/changing facilities, canteen space and refurbished kitchen accommodation on both the ground and first floors
- Externally there is a secure tarmac surfaced yard area for loading/unloading and parking
- The premises are alarmed and the building has the benefit of a CCTV system

Use

The building is ideally suited for light industrial, general manufacturing or storage and distribution uses and it is also felt that the building would be ideally suited for B8 trade counter uses or part retail use (subject to planning)

TENURE

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

EPC

The property has an EPC rating of C.

VAT

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

RENTAL

£150,000 per annum.

LEGAL COSTS

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

Accommodation

Main warehouse	17,986 sq ft	1,671.1 sq m
Side warehouse	5,805 sq ft	539.4 sq m
Ground and first floor offices	4,158 sq ft	386.3 sq m
Total Gross Internal Area	27,948 sq ft	2,596.8 sq m

Rateable Value	£97,000
Estimated Rates Payable 2017/2018	£55,022

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 insitu and gratis upon completion. The Agents have not formally verified any part of the property's officially authorised planning use, structural integrity, tenure or availability/operation of services and/or appliances. Therefore, 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.