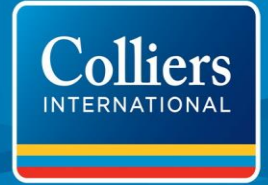


# SELF CONTAINED OFFICE BUILDING TO LET / FOR SALE



## 5 The Courtyard Buntsford Business Park Bromsgrove B60 3DJ

- Self-contained modern office accommodation
- 20 on site car parking spaces
- Located within an established office
- Good access to motorway network

## CONTACT US

Viewing is strictly by prior appointment  
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Business **4,545 sq ft**

# 5 The Courtyard, Bruntsford Business Park, Bromsgrove, B60 3DJ

## LOCATION

Located on the outskirts of Bromsgrove, Bruntsford Gate Business Park office development is situated within a short drive of the Midlands motorway network and has become the main area for good quality office accommodation in Bromsgrove attracting occupiers from across the region.

Situated close to beautiful countryside and close to Bromsgrove town centre which offers excellent shopping, sports and leisure activities, alongside good schools and healthcare facilities, plus a wide range of housing. The 5 The Courtyard is located within a few minutes' walk of Morrisons supermarket.

## DESCRIPTION

5 The Courtyard is a three-storey self-contained office building benefiting from the following:

- Comfort cooling
- Raised access floors
- Suspended ceilings with LG3 lighting
- Double glazed powder coated windows
- Breakout/kitchen facilities on each floor
- Data/telecom cabling already in place (including purpose built server room)
- A number of high-quality meeting rooms/private offices are also in place
- The estate benefits from CCTV and an automatic security barrier

## FLOOR AREAS

5 The Courtyard totals 4,545 sq ft over 3 floors.

## CAR PARKING

20 car parking spaces

## TENURE

A new fully repairing and insuring lease on terms to be agreed.

## RENT

£68,175 per annum exclusive.

## PRICE

£825,000

## BUSINESS RATES

Rateable Value - £38,000

Rates Payable 2019/20 - £18,658 per annum

## EPC

EPC rating of C-62

## ESTATE CHARGE

An estate charge is levied for the up keep of the common areas. Further details available from the agent. The current figure is £3,125 per annum exclusive (£0.69 per sq ft)

## VAT

The property is registered for VAT.

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## VIEWING

By prior appointment with Colliers International:



Contact: Douglas Bonham

Tel: 0121 265 7616

Email: [douglas.bonham@colliers.com](mailto:douglas.bonham@colliers.com)

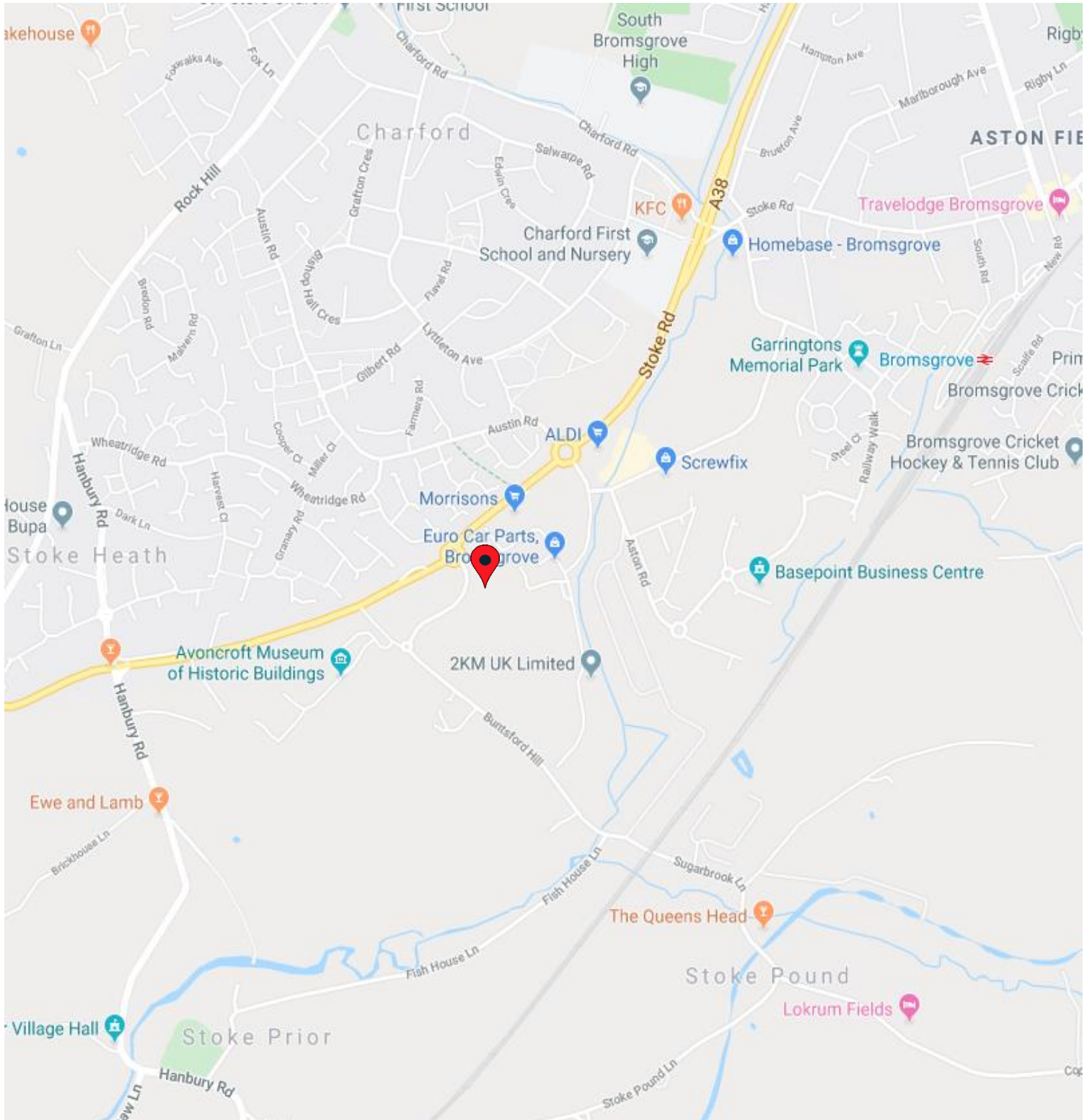
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