



# SAPPHIRE COURT

# T O L E T

LATEST PHASE OF UNITS  
AVAILABLE SPRING 2023

INDUSTRIAL UNITS **1,000 – 7,000 SQ FT FT (92 – 650 SQ M)**

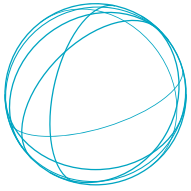
Sapphire Court Phase 2, is available from Spring 2023 and will comprise 19 individual premium quality industrial/warehouse units.

## BROMSGROVE ENTERPRISE PARK, BROMSGROVE B60 3ET

- | Second phase on an established industrial estate
- | 6m eaves height
- | 3 miles to M42/M5

MANAGED BY





# SAPPHIRE COURT

Sapphire Court Phase 2, is available from Spring 2023 and will comprise 19 individual premium quality industrial/warehouse units constructed in five terraces and will provide units ranging in size from 1,000 sq ft to 7000 sq ft (92 sq m to 650 sq m).

The second phase follows the successful first phase, which was the foundation for two of the Midlands' most successful high-growth companies, Gymshark and Lounge Underwear.

The units will be constructed to a high specification, situated within a high quality, secure and managed business environment.



## THE DETAILS

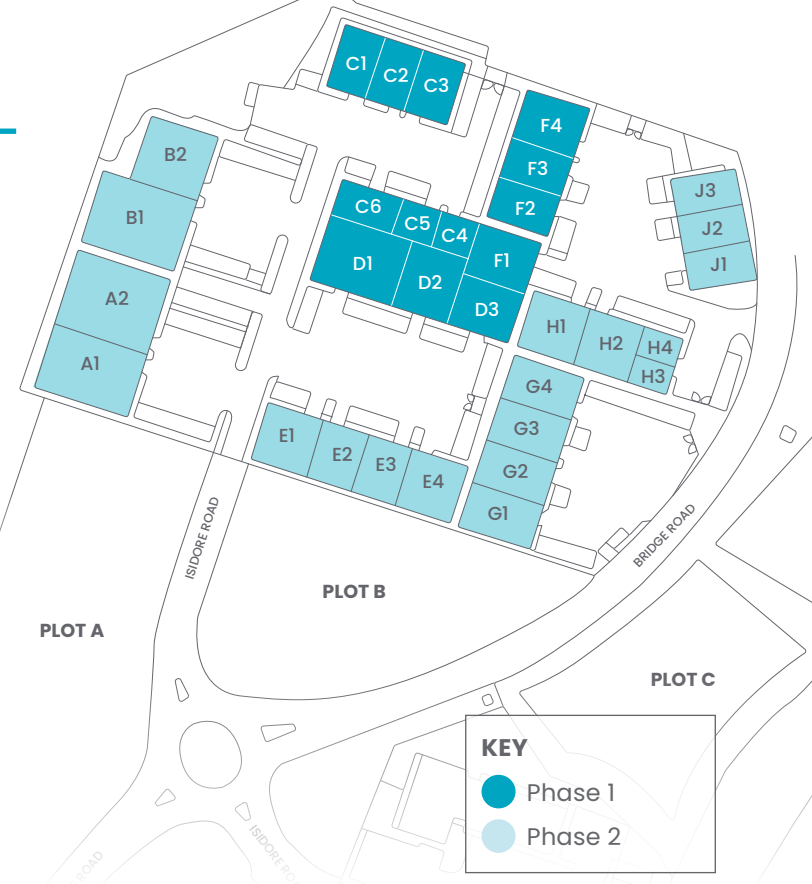
- | Single loading door
- | Separate pedestrian entrance
- | 6m clear height (capable of accommodating a mezzanine floor)
- | Designated car parking spaces
- | Floor loading of 40 kN per sq m
- | Secure gated access and CCTV
- | Each unit will have a fire alarm system installed to current BS 5839 Part 1 1998
- | Steel portal frame construction
- | Secure service yard
- | Provision of offices, tea points and WCs
- | LED lighting to warehouse and office provided
- | EV charging points available

## THE LOCATION

The site is located on Bromsgrove Enterprise Park, to the south of Bromsgrove town centre and accessed via Aston Road which links to the A38 Bromsgrove Eastern Bypass, which in turn links to J5 of the M5 and J1 of the M42.

**SAT NAV**

**B60 3ET**



## SCHEDULE OF ACCOMMODATION

A1	6,000 sq ft / 557 sq m	G3	3,000 sq ft / 279 sq m
A2	7,000 sq ft / 650 sq m	G4	3,000 sq ft / 279 sq m
B1	6,800 sq ft / 632 sq m	H1	3,000 sq ft / 279 sq m
B2	4,350 sq ft / 404 sq m	H2	3,000 sq ft / 279 sq m
E1	3,000 sq ft / 279 sq m	H3	1,000 sq ft / 93 sq m
E2	2,400 sq ft / 223 sq m	H4	1,000 sq ft / 93 sq m
E3	2,400 sq ft / 223 sq m	J1	2,200 sq ft / 205 sq m
E4	3,000 sq ft / 279 sq m	J2	2,200 sq ft / 205 sq m
G1	3,000 sq ft / 279 sq m	J3	2,200 sq ft / 205 sq m
G2	3,000 sq ft / 279 sq m		



## TERMS

The units are available by way of a new full repairing and insuring lease, on terms to be agreed.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

## ENERGY PERFORMANCE CERTIFICATES

EPC ratings on all new units will be B.

## VAT

Unless otherwise stated all terms will be subject to VAT at the prevailing rate.

## VIEWINGS

Viewing strictly by appointment only with GJS Dillon.

## CONNECTIVITY

FROM B60 3ET:

DISTANCE / DRIVE TIME



### ROAD

J5 OF M5 43 miles / 10 mins

J1 OF THE M42 3 miles / 9 mins



### PUBLIC TRANSPORT

BROMS. TRAIN STN 1.5 miles / 6 mins

BROMS. BUS STN 2.4 miles / 9 mins

BROMS. TOWN C. 2.3 miles / 8 mins



### AIR

BIRM. AIRPORT 23 miles / 30 mins

## LOCAL AMENITIES

FROM B60 3ET:

DISTANCE / DRIVE TIME



### SHOPS

ALDI 0.5 miles / 2 mins

MORRISONS 0.6 miles / 3 mins



### HOTELS

PREMIER INN 2.4 miles / 7 mins

HOLIDAY INN 2.9 miles / 8 mins



### PETROL STATIONS

SHELL 2.5 miles / 6 mins

BP 2.5 miles / 9 mins

MORRISONS 0.6 miles / 3 mins



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 **SAPPHIRE COURT**

**A38**

# THE SITE

**KEY**

-  Phase 1
-  Phase 2

[www.langtrepp.co.uk/properties/sapphire-court](http://www.langtrepp.co.uk/properties/sapphire-court)

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