



**TO LET**

# Aston Fields Trade Park

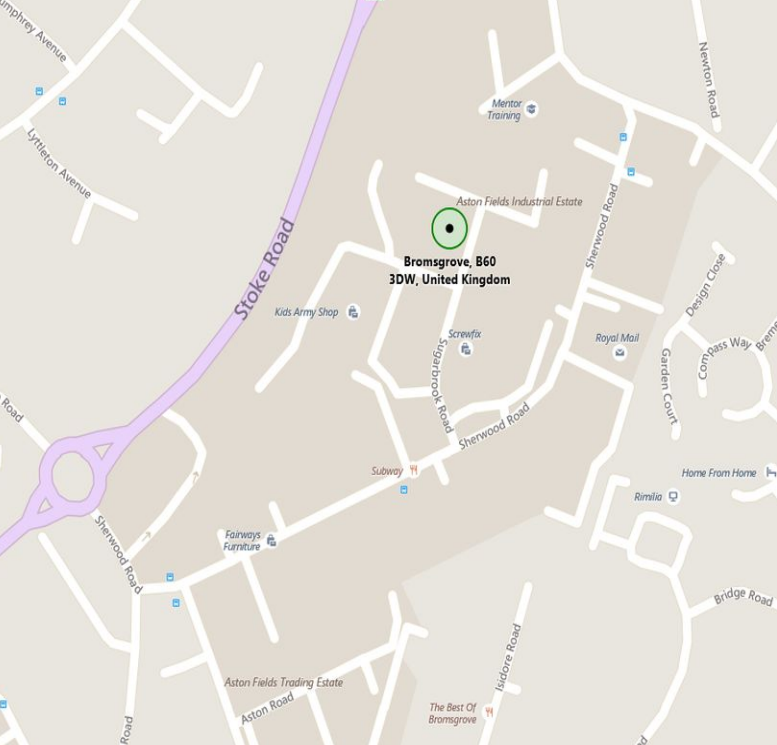
Sherwood Road, Bromsgrove, Worcs B60 3DW



- Established location
- 3 phase electricity
- Purpose built office
- Flexible terms
- Rent incentives available
- Immediate occupation

**WORKSHOP / INDUSTRIAL UNITS**

**928 - 3,507 sq ft    86 - 351 sq m**



## TRAVEL DISTANCE

Location	Miles	Mins	Mode
M42 Jnct 1	3.3	9	Car
M5 Jnct 4	11.4	18	Car
Bromsgrove Town Centre	9	7	Car

Source: theAA.com

# Aston Fields Trade Park

Sherwood Road, Bromsgrove, Worcs



## DESCRIPTION

The Estate comprises 35 purpose built industrial units arranged in 6 terraces, ranging in size from 928 - 3,507 sq ft.

## SPECIFICATION

- Self contained units
- Brick construction
- Concrete floor
- Mono-pitched roof
- Level loading bay
- Electric roller shutter to warehouse
- Manual roller shutter to warehouse (units 6-13)
- Separate personnel entrance
- Purpose built office (except units 6-13)
- Male & female toilets

## EPC

Details regarding EPC's can be found on the accompanying schedule.

## LOCATION

Bromsgrove lies approximately 12 miles to the South West of Central Birmingham and is in an excellent strategic position at the intersection of the M5 and M42 motorways, providing good access to the wider Midlands area and the national motorway network.

The Estate lies just off the A38 in the established Sherwood Road industrial estate.

## TERMS

Units are available to let on flexible terms of 3 years incorporating annual break options. There is a standard short form lease, enabling businesses to move in quickly with minimal fuss and no legal fees.

## VIEWING / FURTHER INFO

For further information or to arrange a to view please contact **0121 523 2929**.



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