

To Let

GJS | Dillon

The Commercial Property Consultants



Unit 2 Sugarbrook Mill, Buntsford Hill, Bromsgrove B60 3AR

Workshop Premises

- 2,899 sq ft (269.32 sq m) GIA
- A variety of use classes are permitted
- Flexible workshop accommodation
- Good on site car parking provision
- Flexible lease terms

Viewing and further information: call us on **01527 872525**

www.GJSDillon.co.uk

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Location

The property is situated fronting yet set back from Buntsford Hill which is itself situated approximately 1 mile to the south of Bromsgrove town centre with easy access to the main A38 and the commercial business districts known as Buntsford Drive and Aston Fields Trading Estate.

Bromsgrove is a thriving and busy market town being approximately 13 miles to the south west of Birmingham, 13 miles to the north of Worcester and the neighbouring towns of Droitwich and Redditch both being within a 5 mile radius.

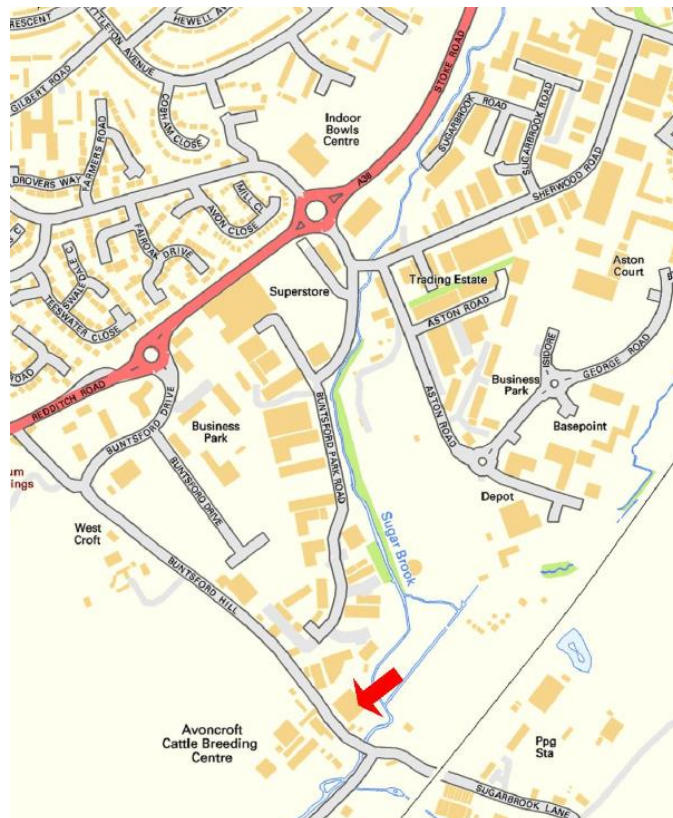
The area has extremely good links with the A38 Bromsgrove Eastern Bypass giving direct access to both the M42 at junction 1 (being approximately 1.5 miles distant) and the M5 at Junction 4 (being approximately 3 miles distant). Buntsford Hill is situated off the main A38 leading out of Bromsgrove.

The town has direct bus routes to Birmingham and Worcester and a main line railway station at Aston Fields with regular services to Birmingham and Worcester stations.

Description

Sugarbrook Mill is a popular business complex situated on the outskirts of Bromsgrove providing flexible workshop units to a number of individual tenants. Unit 2 is ideally suited for workshop space, light industrial use or indeed storage uses. Alternative uses for the workshop may be considered (subject to planning).

The unit benefits from steel roller shutter doors, concrete floors throughout, minimum eaves height of 3 metres, internal office accommodation, male and female toilet facilities and car parking and yard spaces in front and to the side of the unit.



Tenure

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

Energy Performance Certificate (EPC)

The property has an energy performance rating of E

Guide Rental - £18,000 per annum

VAT

All prices, premiums and rents etc are quoted exclusive of, but may be subject to VAT at the prevailing rate.

Rating Assessment

Rateable Value - £13,500

Legal Costs

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

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.

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