



22 Market Street, Bromsgrove B61 8DA

Open plan offices in Bromsgrove town centre

- 1,840 sq ft (170.93 sq m) NIA
- Character offices with open plan space on the first floor
- Meeting room facilities on the ground, first & second floors
- Prominent town centre location being adjacent to the High Street
- Full of character and natural light
- Parking available adjacent to the property

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

www.GJSDillon.co.uk

To Let

22 Market Street, Bromsgrove B61 8DA

Location

The property is situated in Bromsgrove Town Centre, to the southern end of the High Street. Bromsgrove is a busy Worcestershire market town with easy access to the motorway network with Junctions 4 and 5 of the M5 motorway and Junction 1 of the M42 motorway being within three miles of the town centre, giving access to the Midlands motorway network.

Birmingham City Centre is situated approximately 13 miles to the north and Worcester City Centre is situated approximately 12 miles to the south.

22 Market Street comprises self-contained office accommodation. The offices are accessed via their own entrance which leads to a reception area and waiting room. From the reception area the office accommodation at the first-floor level is accessed via an internal staircase.

Description

The offices are arranged over the first floor and provide an open plan office area alongside a meeting room and board room. There are also WC facilities at this level. Further to the first floor space, there are two mezzanine areas which are currently configured as a server room and storage cupboard.

The office space benefits from lots of natural light and a fantastic high ceiling and wooden beams, which bring character and make the space an attractive workplace.

	SQ M	SQ FT
Ground Floor Reception	12.98	140
First Floor Office Space	133.09	1,433
Second Floor Storage / Meeting Rooms	24.86	268
Total	170.93 sq m	1,840 sq ft

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 C.



Guide Rental

£18,400 per annum (exclusive)

VAT

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

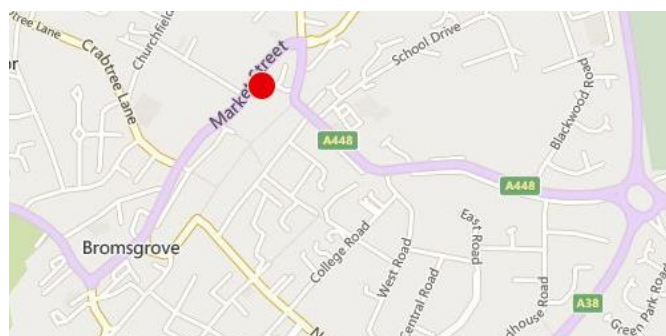
Rating Assessment

Rateable Value - £16,250

Please note that this is not the rates payable and enquiries will need to be made with the local council

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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Call: 01527 872525

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The Commercial Property Consultants

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