

FOR SALE / TO LET

Modern Industrial/Warehouse Unit



**16A Buntsford Park Road
Buntsford Hill Business Park
Bromsgrove
B60 3DX**

- 7,329 sq ft (681 sq m) GIA
- Warehouse with internal offices
- Secure loading and unloading yard area
- Good onsite parking provision
- Popular trading estate location
- Easy access to junction 1 M42 and junction 4 of the M5 motorways

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16A Buntsford Park Road, Buntsford Hill Business Park, Bromsgrove B60 3DX

Location:

The property is located in a prominent position on Buntsford Park Road which is conveniently situated on the outskirts of Bromsgrove town centre, close to Morrisons Supermarket. Junctions 4 and 5 of the M5 motorway and junction 1 of the M42 motorway are within two miles of the property 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 10 miles to the south.

Description:

A modern steel portal frame industrial unit with part brick/block elevations and steel profile panel walls, surmounted by a pitched steel profile panel roof. To the front of the property there is a concrete hardstanding loading and unloading area with ancillary car parking spaces.

Accommodation:

The property has a good sized L shaped workshop/warehouse area with an electronically operated roller shutter door (4.3m) and an electronically operated up and over door (4.11m).

To the side of the property there is a two storey office section providing open plan and cellular office accommodation.

The property has the following Gross Internal Area:

Warehouse	5,797 sq ft	538.6 sq m
Ground Floor Offices	1,012 sq ft	94.0 sq m
First Floor Offices	520 sq ft	48.3 sq m
Total	7,329 sq ft	680.89 sq m

Tenure:

The property is available freehold or 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 Price: £495,000

Guide Rental: £40,000 per annum exclusive

Rating Assessment:

Rateable Value	£43,250
Rates Payable 2016/2017	£21,495

VAT:

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

Legal Costs:

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

Viewing and Further Information:
Strictly by prior appointment with the sole agents:

Sandy Macpherson
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