



15 Aston Court, George Road, Bromsgrove B60 3AL

Modern Detached Offices with onsite allocated car parking

- 2,266 sq ft (210.49 sq m) NIA
- Modern open plan office accommodation
- Separate meeting/boardroom facilities
- Comfort cooling
- Raised access flooring
- 12 allocated car parking spaces
- Excellent links the motorway network

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

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# To Let

## 15 Aston Court, George Road, Bromsgrove B60 3AL

### Location

The property is situated in a prominent position on Aston Court, situated on the Bromsgrove Enterprise Park which is located approximately one and a half miles to the south of Bromsgrove town centre. The Bromsgrove Enterprise Park offers a range of accommodation from serviced offices in Basepoint, good quality warehousing at Sapphire Court and a modern courtyard development of Aston Court.

Junction 4 of the M5 motorway and Junction 1 of the M42 motorway lie approximately three miles distant providing access to the M5 and M42 motorway as well as the national motorway network. Birmingham City Centre is situated approximately 15 miles to the north and Worcester City Centre is situated approximately 10 miles to the south.

Bromsgrove has a mainline railway station, which is situated close to Sherwood Road. There are frequent trains to Birmingham New Street, Worcester Foregate Street and Hereford. There is also a bus station adjacent to the high street. Buses operate to a wide area of Worcestershire and the West Midlands.

### Description

15 Aston Court is a modern detached purpose built office building providing predominantly modern open plan office accommodation on the ground and first floor with good quality partitions to provide private offices and meeting room space all with modern suspended ceilings, LG3 lighting, comfort cooling, raised access floors and critically WC facilities on both floors

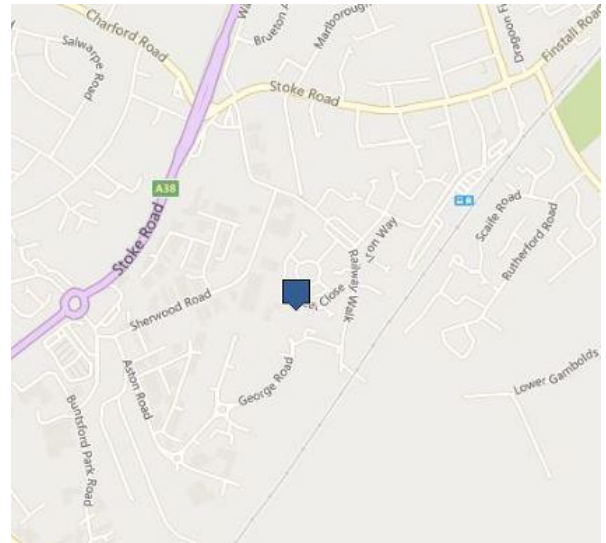
Ground Floor	1,145 sq ft	106.34 sq m
First Floor	1,121 sq ft	104.15 sq m
<b>Total</b>	<b>2,266 sq ft</b>	<b>210.49 sq m</b>

### 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 TBC



**Guide Rental £31,500 per annum exclusive**

### Service Charge

Price on application

### 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 - £17,750

### 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.

**Viewing and further information:**  
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**GJS | Dillon**

The Commercial Property Consultants

Embedded in the business community, we are experts in our field:  
changing the way commercial property is perceived in our region

