

To Let

GJS | Dillon

The Commercial Property Consultants



72 Sherwood Road, Aston Fields Industrial Estate, Bromsgrove B60 3DR

Prominently Situated Two Storey Office Premises

- 3.073 sq ft (285.53 sq m) GIA
- Modern two story office premises
- Popular industrial estate location
- Excellent links to the motorway networks
- Open plan and cellular offices
- Storage room facilities
- Onsite car parking

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

www.GJSDillon.co.uk

To Let

72 Sherwood Road, Aston Fields Industrial Estate, Bromsgrove B60 3DR

Location

The property is situated in a prominent position fronting Sherwood Road on Aston Fields Industrial Estate which itself is situated on the outskirts of Bromsgrove town centre close to Morrisons Supermarket and situated opposite Greggs the bakers.

Junctions 4 and 5 of the M5 motorway and Junction 1 of the M42 motorway are within three 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 13 miles to the south.

Description

The property comprises a modern detached two storey building. The accommodation on the ground floor is made up of cellular and open plan offices together with a storage room, WC and kitchen facilities. The first floor is predominantly open plan with three private offices, a server room and WC facilities. To the rear of the property there is a private car park providing 16 car parking spaces. Internally the property has the following features:

- Open plan and cellular office accommodation
- Boardroom/meeting facilities
- Gas fired central heating
- CAT II lighting
- Perimeter wall trunking
- WC facilities on each floor
- Kitchen facilities
- Air Conditioning to part
- Excellent car parking facilities

Ground Floor	1,567 sq ft	145.57 sq m
First Floor	1,506 sq ft	139.96 sq m
Total	3,073 sq ft	285.53 sq m

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 £33,000 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 - £14,250

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:

Call: 01527 872525 / 07394 569128

Charlie Green

charlottegreen@gjsdillon.co.uk

Andrew Lewis

andrewlewis@gjsdillon.co.uk

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



EG MOST ACTIVE DEALMAKER
3 YEARS RUNNING