

For Sale

GJS | Dillon

The Commercial Property Consultants



27 Sugarbrook Road, Aston Fields Industrial Estate, Bromsgrove B60 3DN

Modern Industrial / Warehouse Unit

- 2,820 sq ft (261.97sq m) GIA
- Warehouse with ground and first floor offices
- Good car parking, loading and unloading area
- Eaves height 5.2 metres
- Popular business park location
- Excellent links to the national motorway network

Viewing and further information: call us on **01527 872525**
www.GJSDillon.co.uk

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Location

The property is situated on the popular Aston Fields Industrial Estate, which is situated off Sherwood Road which is one of the main industrial areas within the Bromsgrove area.

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 13 miles to the south.

Description

A mid terrace traditional steel portal framed industrial building with part brick/block elevations and part steel profile panel walls, surmounted by a pitched steel profile panel roof. The property has a large electronically operated roller shutter door to the front giving access to the main industrial warehouse area. In addition, there is a single pedestrian door giving access to a reception area, ground floor office, first floor mezzanine office accommodation. Outside the property there is tarmacadam car parking with a loading and unloading area. The property has the following specifications;

- Ground and first floor offices
- Reception area
- Male and female WC facilities
- Kitchen
- Sealed concrete flooring
- Gas heating to the warehouse

Ground Floor Industrial/Warehouse	2,370	220.17
Mezzanine Office/Storage	450	41.80
Total	2,820 sq ft	261.97 sq m

Tenure

The property is available on a long leasehold. 125 years from 1st December 1989 with 96 years unexpired.

Energy Performance Certificate (EPC)

The property has an energy performance rating of C



Guide Price £170,000 Long Leasehold

Estates Charge / Ground Rent

The estates service charge covers security, maintenance of landscaped areas and estate road. The ground rent is payable for the long leasehold. POA

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 2018 / 2019	£9,100
Estimated Rates Payable	£4,358.90

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 insitu 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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