



**COMMERCIAL PREMISES/SHOWROOM AVAILABLE TO LET
(Potential Freehold Opportunity)**

492 Birmingham Road

Marlbrook, Bromsgrove, B61 0HS

Industrial, Retail

TO LET

7,301 sq ft

(678.29 sq m)

- PROMINENT ROADSIDE POSITION
- LARGE CAR PARK & SECURE YARD
- EXTENSIVE GLAZED FRONTAGE
- WORKSHOP & CANOPY AREAS

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Summary

Available Size	7,301 sq ft
Rent	Rent on application
Rateable Value	£73,000
EPC Rating	Upon enquiry

Description

The property comprises a highly prominent roadside showroom/commercial premises arranged across several interconnecting sections. The principal showroom is of steel portal frame construction with brick and blockwork elevations, complemented by an older brick-built workshop to the rear, a large open-sided canopy, and extensive yard and car parking areas. The accommodation benefits from a substantial glazed frontage onto Birmingham Road, providing excellent natural light and exceptional prominence to passing traffic.

Location

Prominently located within Marlbrook, approximately 2 miles north-west of Bromsgrove Town Centre and circa 13 miles south-west of Birmingham City Centre. The property benefits from a highly visible frontage onto the Birmingham Road (A38), offering excellent connectivity to the wider region, with convenient access to Junction 1 of the M42 and Junction 4 of the M5 motorway.

The surrounding area is predominantly residential, supported by a selection of nearby commercial and retail occupiers. The property enjoys strong roadside prominence, together with convenient access and egress to the main highway network.

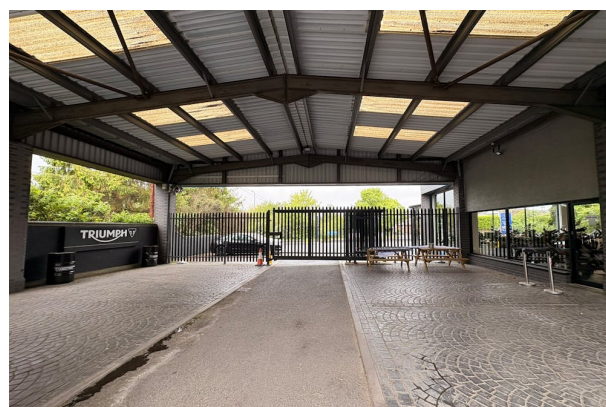
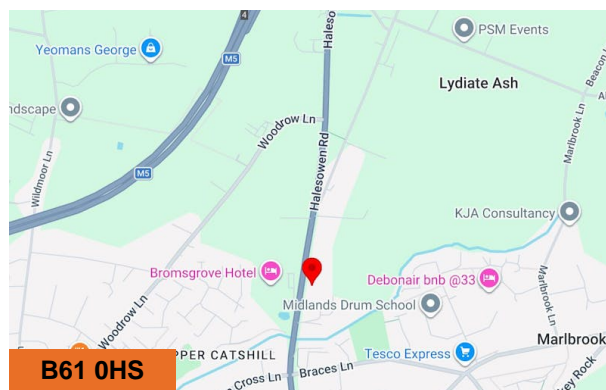
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Building - Showroom	7,301	678.29	Available
Outdoor - Canopy	1,823	169.36	Available
Total	9,124	847.65	

Terms

Available by way of a new lease on terms to be agreed. The freehold interest may also be available, please call for details.

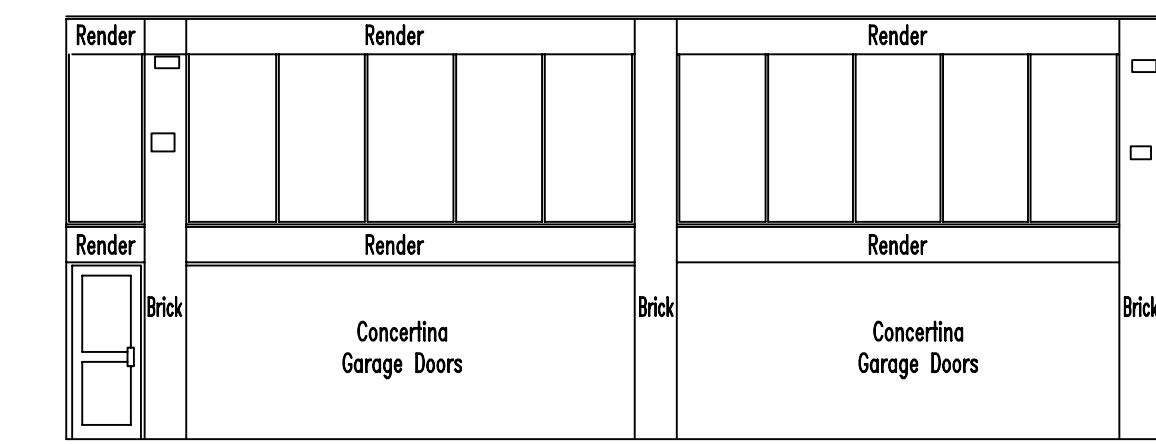
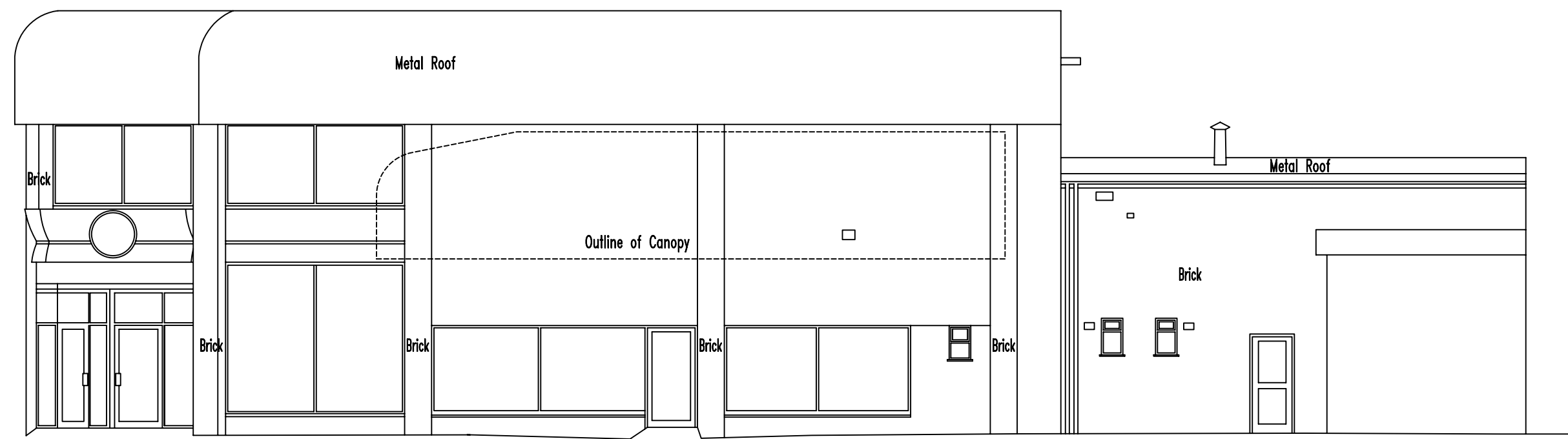


Viewing & Further Information



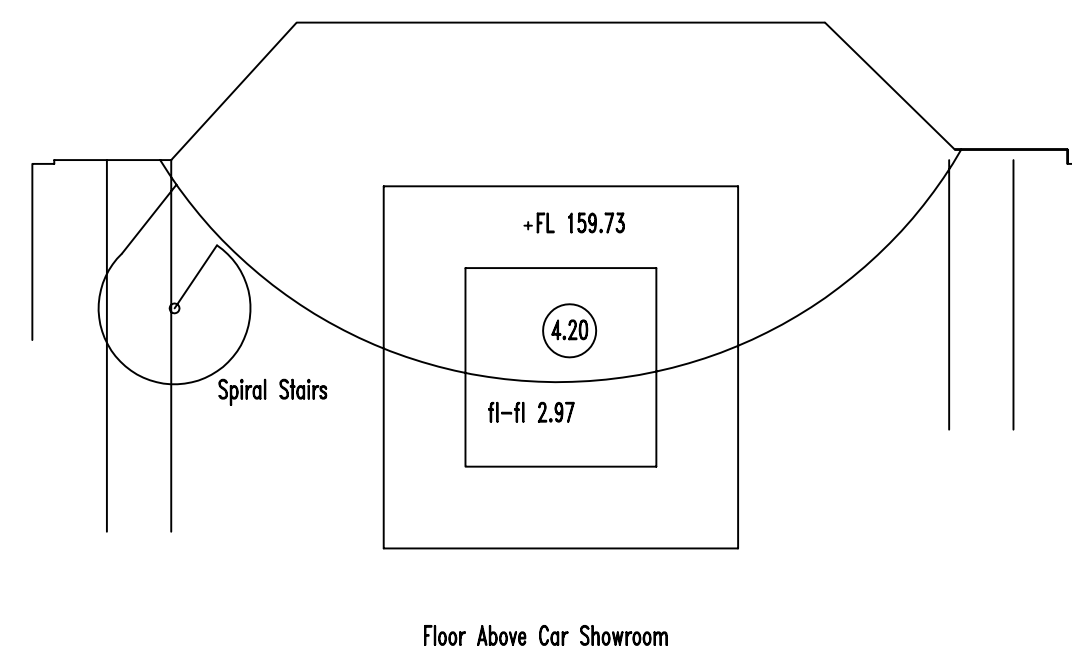
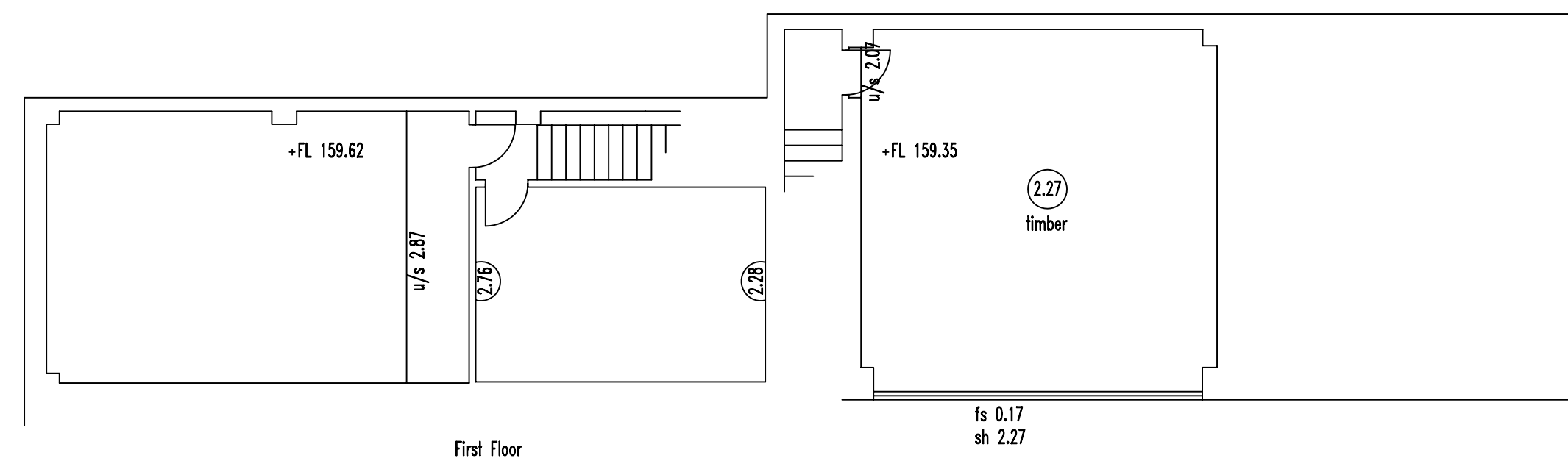
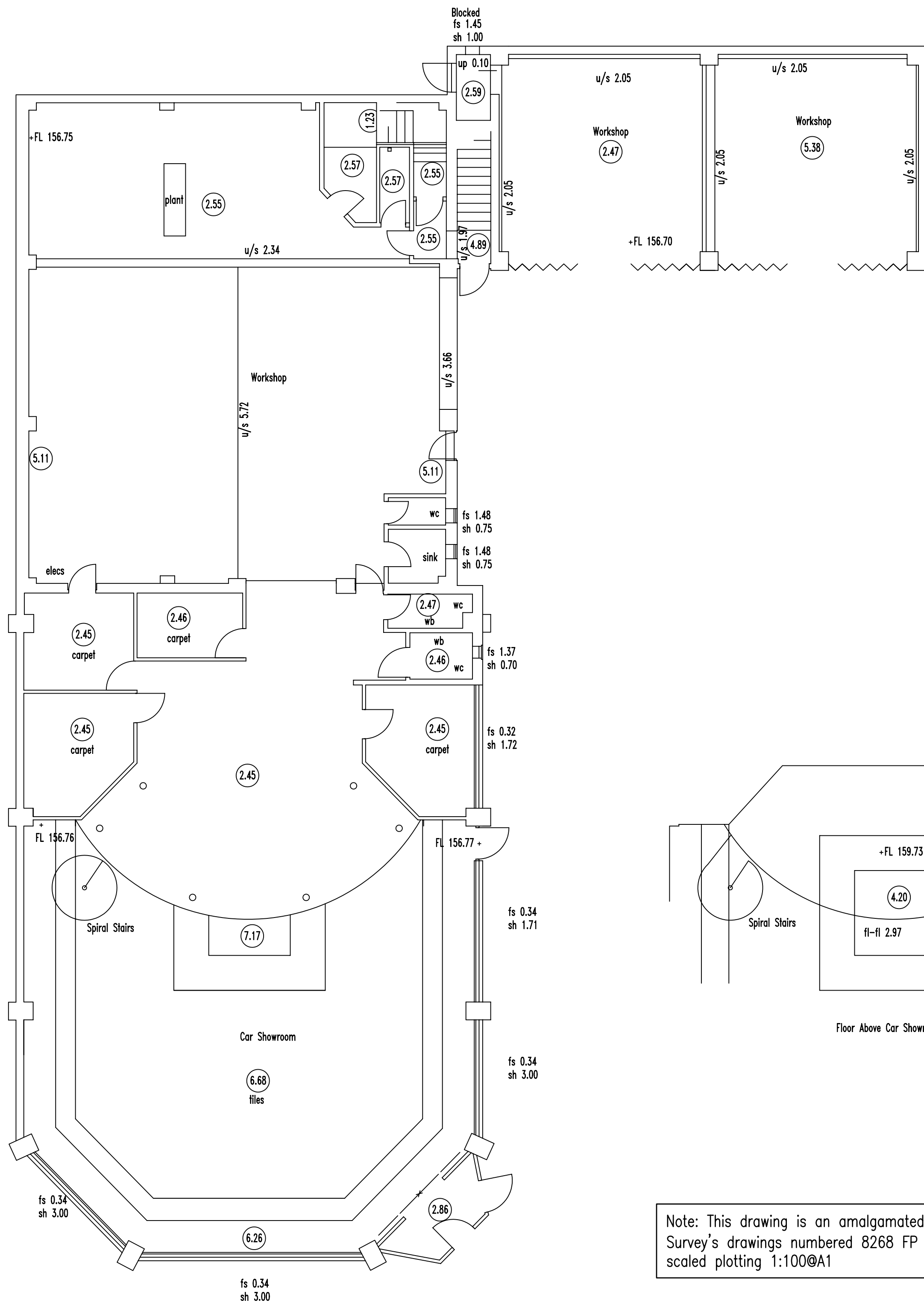
Tom Dymond

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Level Datum = 155.00m

Level Datum = 155.00m



Note: This drawing is an amalgamated CAD file of Interlock Survey's drawings numbered 8268 FP and EL configured for scaled plotting 1:100@A1

Project		
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Drawing		
SURVEY PLANS AND ELEVATIONS		
Scale	Date	Drawn
1:100@A1	16/06/08	KJC
Job No.	Drawing No.	Revision
P056	S1	

Survey