

TO LET

END-TERRACED INDUSTRIAL/WAREHOUSE UNIT

**UNIT 4 PHASE IV
BUNTSFORD PARK ROAD
BROMSGROVE
B60 3DX**



- * **2,752 SQ FT (256 SQ M) GIA, INC MEZZANINE**
- * **MAXIMUM EAVES HEIGHT 24'1" (7.34 M)**
- * **EXCELLENT CAR PARKING & YARD**
- * **ACCESS TO M5 MOTORWAY 4 MILES APPROX AND M42 MOTORWAY 3 MILES APPROX**
- * **NEW LEASE**

**RENT £18,000 PER ANNUM
(+VAT)**

LOCATION

Buntsford Hill Business Park is a modern Commercial/Industrial development lying to the south-east of Bromsgrove Town Centre, having access to the M5 Motorway to the south of Bromsgrove at Wychbold (Junction 5) - approximately 4 miles, or to the north of Bromsgrove at Lydiate Ash (Junction 4) - approximately 5 miles.

Access can also be gained to the M42 Motorway via the A38 to Junction 1 to the north of Bromsgrove - approximately 3 miles.

DESCRIPTION

Unit 4 Phase IV is a modern end-terraced Factory/Warehouse unit. It is of substantial, steel portal framed construction with external elevations having facing brickwork and profile PVC coated cladding to upper elevations and roof with internal insulation and lining.

Natural light is provided by approximately 15% double-glazed roof lights and double-glazed timber-framed windows. Vehicular access is provided to the Works Areas by a roller-shutter door.

The Ground Floor provides Workshop/Warehouse space supplemented with integral Offices, arranged as an open-plan General Office plus a Private Office. There is a Kitchenette plus separate male and female toilets.

In addition, there is a Mezzanine Floor providing useful Stores. The accommodation is arranged as follows:-

- (a) Ground Floor: 1,905 sq ft (177 sq m)
- (b) Mezzanine Stores: 847 sq ft (79 sq m)

The Total Gross Internal Area is 2,752 sq feet (256 sq m).

Outside there is a hard-surfaced forecourt providing loading access and 12-15 parking spaces.

RENT

£18,000 per annum, payable quarterly in advance.

LEGAL FEES

Each party to bear their own costs.

EPC

TBC

RATEABLE VALUE

£11,500 – 100% Rates Relief potentially available.

TENURE

To Let by way of a new Lease on terms to be agreed, for a period of 3 or more years.

VIEWING

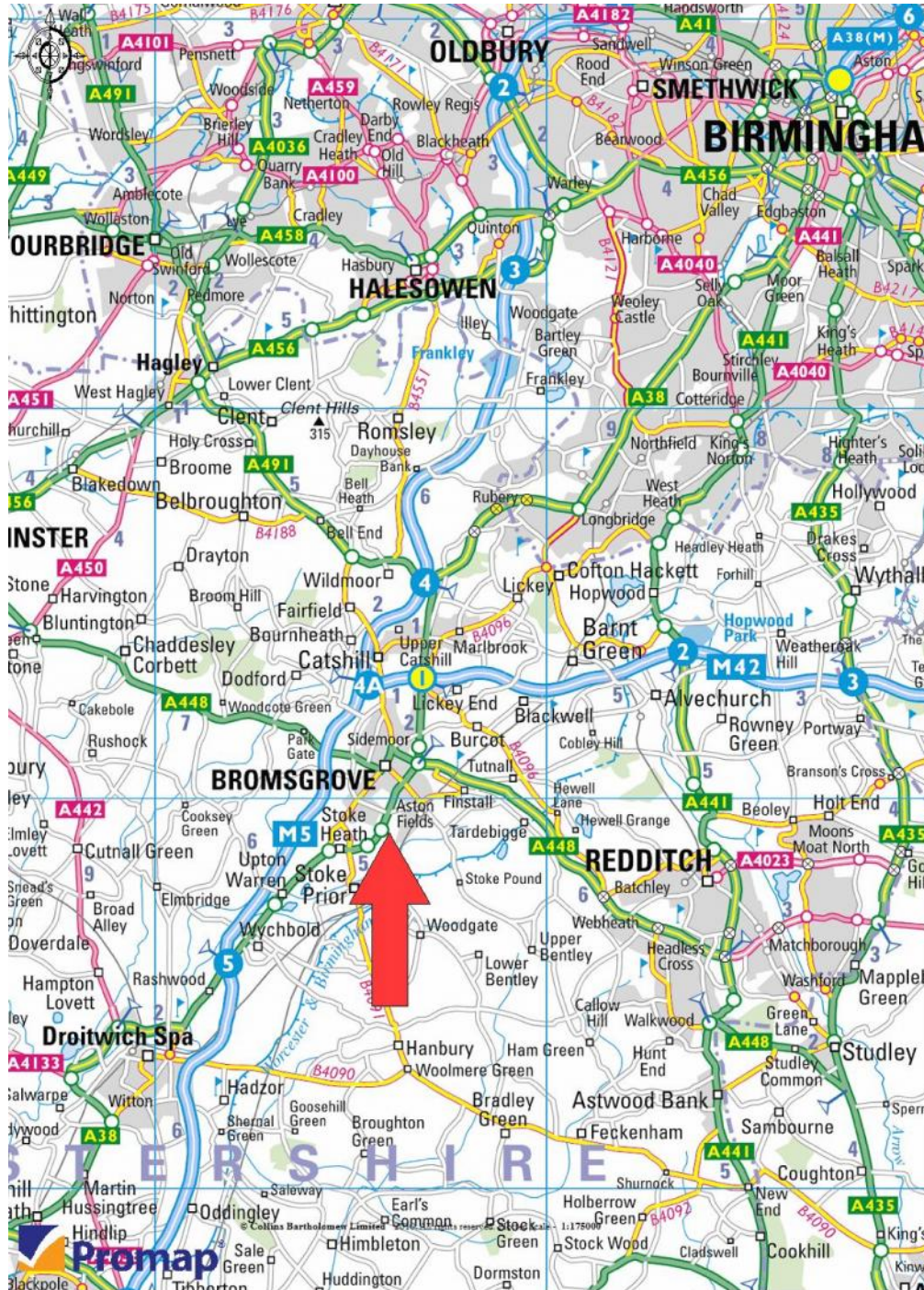
Strictly by appointment with our Reception – 01527 584242.



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