



Office at Ladybird Barn, Old Burcot Lane, Bromsgrove, B60 1PH

Two storey self-contained office

- 2,648 sq ft (245.96 sq m) NIA
- 2 storey self-contained office
- LED lighting throughout
- Large amount of air conditioning
- On site car park
- Virtual tour link <https://tour.giraffe360.com/ladybirdbarnbromsgrove/>
- Close proximity to M5 and M42 motorways

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

www.GJSdillon.co.uk

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Location

Ladybird Barn lies adjacent to the A38 in Bromsgrove and is approximately one mile south of Junction 1 of the M42 and one mile east of Bromsgrove town centre. The mixed used development is accessed off Old Burcot Lane, with a prominent frontage to the busy A38. Nearby occupiers that include David Lloyd, Premier Inn, Bromsgrove Fire Station, Artrix Arts Centre and Heart of Worcestershire College.

Junction 4 of the M5 motorway and Junction 1 of the M42 motorway lie close by and provide access to the M5 and M42 motorways 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 situated to the east of the town. 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. Birmingham Airport is around 22 miles away which equates to circa 30 mins by car.

Description

The office space at Ladybird Barn comprises a two-storey office building which benefits from three elevations and thus an abundance of natural light. The building is arranged over the ground and first floor and is accessed via a pedestrian door to the front of the building.

Upon accessing the property there is a large reception area, two private offices, WC & kitchen facilities, along with further storage and a sever room. An internal staircase accesses the first floor which offers further office accommodation, which currently offers six offices however could be offered open plan if needed.

Ground Floor	1,251 sq ft	116.20 sq m
First Floor	1,397 sq ft	129.76 sq m
Total	2,648 sq ft	245.96 sq m

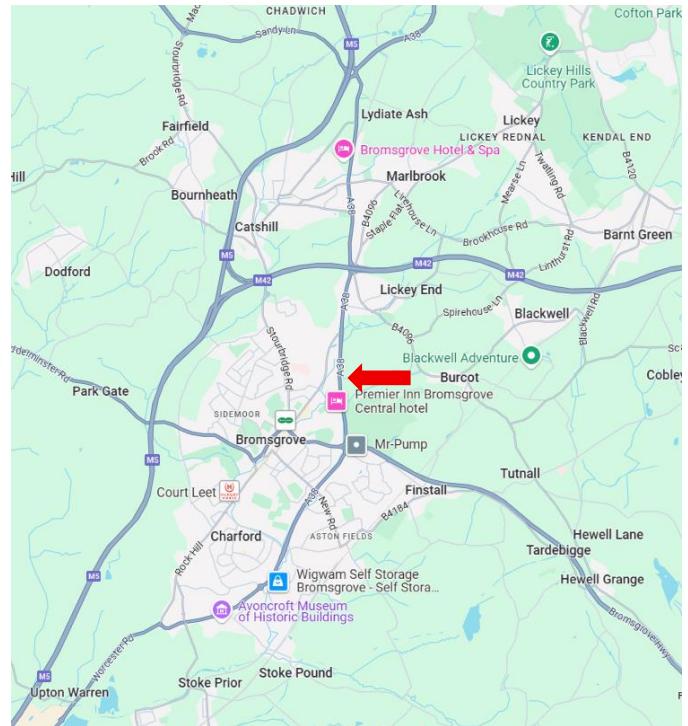
Tenure

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 D (92)

[Energy performance certificate \(EPC\) – Find an energy certificate – GOV.UK](#)



Guide Rental

£27,500 per annum exclusive

Service Charge

On application

VAT

All prices, premiums and rents etc are quoted exclusive of, and are subject to VAT at the prevailing rate.

Rating Assessment

Rateable Value - £22,500

[Summary valuation - Valuation Office Agency - GOV.UK](#)

Legal Costs

Each party are to be responsible for their own legal costs incurred in this transaction.

Virtual Tour

<https://tour.giraffe360.com/ladybirdbarnbromsgrove/>

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.

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