To Let

GJS Dillon
The Commercial Property Consultants



Unit F2 Sapphire Court, Bromsgrove Enterprise Park, Isidore Road, Bromsgrove B60 3ET

High Quality Industrial / Warehouse Building

- 2,451 sq ft (227.70 sq m) GIA
- 6 meters to eaves
- Electrically operated roller shutter door
- Onsite allocated car parking spaces
- Secure gated access and CCTV
- Popular business park location
- Excellent links to the M5 and M42 motorways

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

To Let

Sapphire Court, Bromsgrove Enterprise Park, Isidore Road, Bromsgrove B60 3ET

Location
Sapphire Court is located on Bromsgrove Enterprise Park to the south of Bromsgrove town centre and accessed via Aston Road (close to the junction with Morrisons Supermarket) which links to the A38 Bromsgrove eastern bypass.

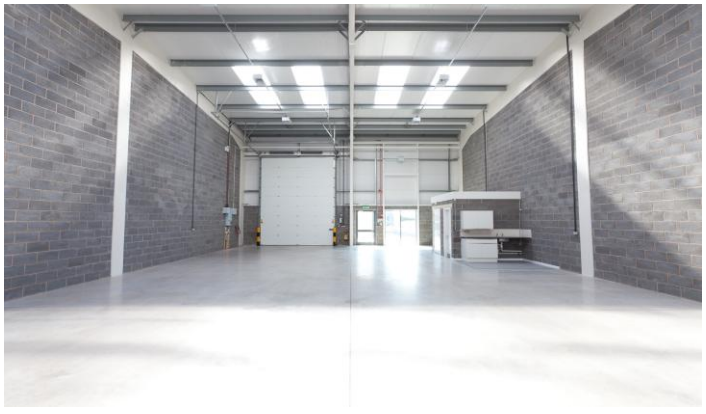
Junctions 4 and 5 of the M5 motorway and junction 1 of the M42 motorway are within 3 miles of the property.

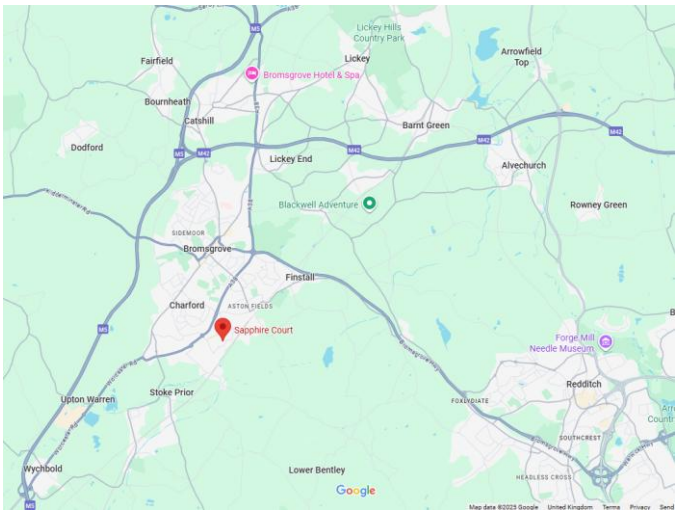
Birmingham city centre is situated approximately 13 miles to the north and Worcester city centre is situated approximately 12 miles to the south.

Description
A high quality, traditional steel portal framed industrial/warehouse unit with part brick and part block elevations, part insulated steel profile panel walls surmounted by an insulated steel profile panel pitched roof.

The units have the following specification;

- Electrically operated roller shutter door
- Separate pedestrian entrance
- 6 metre eaves height
- Designated car parking spaces
- Floor loading 40 kN per sq m
- Power from 15 kVA (22 amps) to 40 kVA (58 amps)
- Fire alarm as standard
- Intruder alarm as standard
- Fully managed including landscaping and CCTV
- WC and kitchenette facilities





Guide Rental
£27,650 per annum exclusive

Tenure
The property is available on a new business lease for a term of years to be agreed.

Service Charge
Service charge covers estate maintenance security and intruder alarm. Price on asking.

Rating Assessment
Rateable value – on application

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

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

Energy Performance Certificate (EPC)
The property has an energy performance rating of B (27)

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:
call 01527 872525/01905 676169

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