fisher german

Unit 20, Sanders Road Industrial Estate

Bromsgrove, B61 7DG

Leasehold
Industrial Unit

1,932 Sq Ft (179.5 Sq M)



To Let | £18,355 PA



Amenities

- 24/7 Access
- Loading Area
- Roller Shutter Door
- Translucent Roof Panels
- Car Parking
- Motorway

Unit 20, Sanders Road Industrial

1,932 Sq Ft (179.5 Sq M)

Description

Sanders Road Industrial Estate comprises 22 industrial units of steel portal frame construction with brick elevations, surmounted by a clad roof incorporating translucent roof panels.

The property comprises an industrial/warehouse unit, including ancillary office accommodation, of steel portal frame construction. Internally, the property comprises a largely open plan warehouse with office accommodation, in addition to WC facilities and a kitchen tea point.

Externally, the unit benefits from dedicated car parking for up to 6 cars and a loading apron.

Location

Sanders Road Industrial Estate is located to the south east of Bromsgrove town centre, within close proximity to the A38 approximately 0.5 miles west and the M5 motorway approximately 3.5 miles north. The estate comprises of twenty two industrial units, set within landscaped grounds, and is accessed via Sherwood Road.

Accommodation

Description	Sq Ft	Sq M
Unit 20	1,932	179.5

Locations

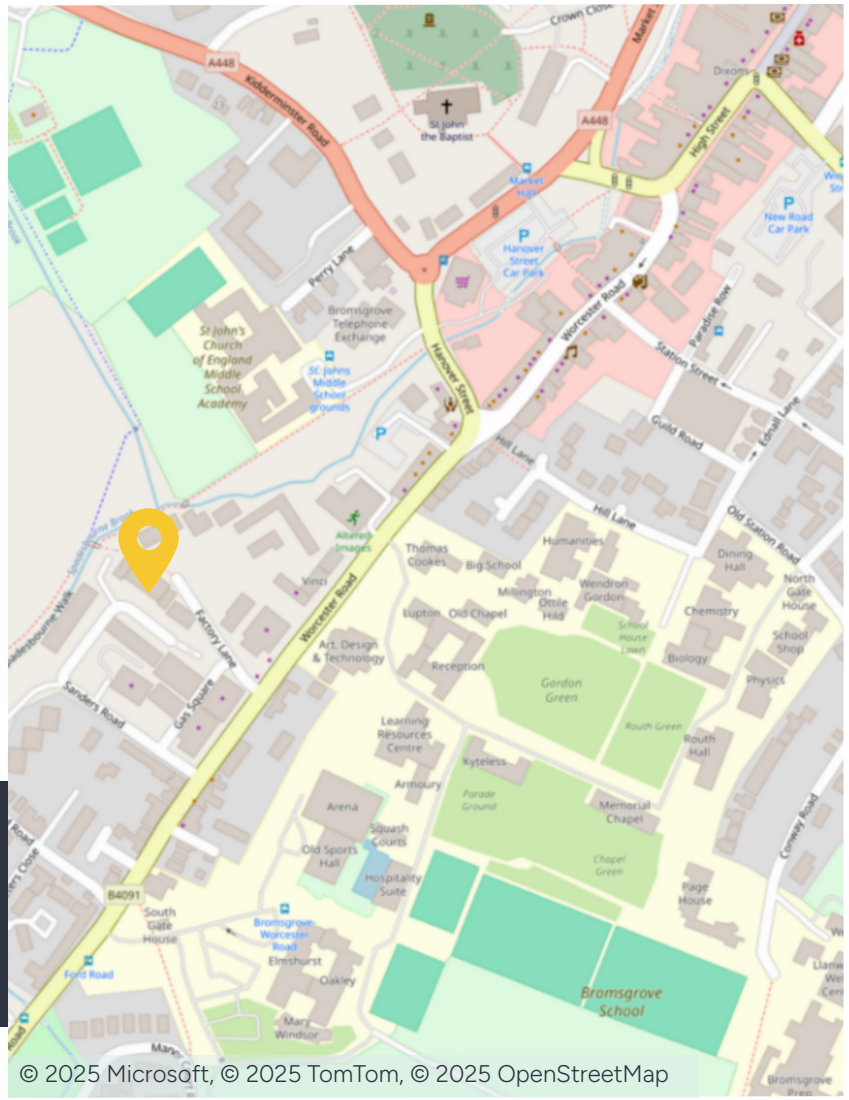
Bromsgrove: 1 mile
M5 J4: 3.5 miles
M42 J1 : 4.5 miles
Birmingham : 14 miles

Nearest station

Bromsgrove: 1.5 miles

Nearest airport

Birmingham International: 21.6 miles



Further information

Tenure
The property is available by way of a new full repairing and insuring lease on terms to be agreed.

Quoting Rent
£18,355 per annum exclusive of VAT.

Business Rates
Occupiers will be responsible for paying business rates directly to the local authority.

Rateable Value: £18,250
2026/2027 Rates Payable 0.432p in the £.

Services
Mains gas, water, electricity and drainage are all available on site.

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Legal Costs
A contribution will be payable towards the landlord's legal costs.

Service Charge
A service charge is payable in respect of the upkeep of the common parts.

Insurance
The landlord will insure the building and recover the cost from the tenant.

Fixtures & Fittings
Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

EPC
The unit has an EPC rating of E.

References/Deposit
The successful tenant will need to provide satisfactory references for approval. The landlord may also request a 3/6 month deposit.

Anti Money Laundering
The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

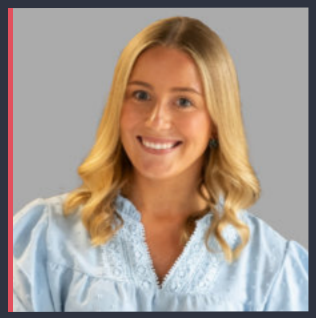
VAT
VAT is payable in respect of this transaction

Viewings
Strictly by prior arrangement with the sole agents.

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Contact us

Viewings by appointment only.
To arrange a viewing, please contact:



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James Allison
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Particulars dated May 2026. Photographs dated May 2026.