



Unit 3 Aston Fields Industrial Estate, Bromsgrove B60 3EX

Well Located Premises Suitable for a Variety of Commercial Uses

- 2,407 sq ft (223.62 sq m) GIA
- Guide Rental of £22,500 per annum (£1,875 per calendar month)
- Recently refurbished
- Large warehouse area with kitchen and WCs
- Situated on the popular Aston Fields Industrial Estate
- Suitable for warehouse, industrial and trade counter usage

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

www.GJSdillon.co.uk

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Location

The property is situated in Bromsgrove, to the south of the town centre on Aston Fields Industrial Estate. Bromsgrove is a busy Worcestershire market town with easy access to the motorway network with Junctions 4 and 5 of the M5 motorway and Junction 1 of the M42 motorway being within three miles of the property, giving access to the Midlands motorway network.

Birmingham City Centre is situated approximately 13 miles to the north and Worcester City Centre is situated approximately 12 miles to the south.

Aston Fields Industrial Estate benefits from communal landscaping, allocated & communal parking and extensive security, including CCTV and security gates.

Description

Unit 3 Aston Fields Industrial Estate comprises a mid-terrace commercial property of steel frame construction with brick & block elevations. The building is currently configured as a warehouse / industrial property, that has previously been used as a trade counter.

Internally, there is a good-sized warehouse area with the benefit of 4.75m eaves. Located to the front of the unit is a kitchen and WCs – offering male & female. The property is accessed via a pedestrian door and roller shutter door. Externally there are two car parking spaces with loading / unloading facilities to the front of the access door.

Gross Internal Area **2,407 sq ft** **223.62 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 C (73).

VAT

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

Legal Costs

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



Guide Rental

£22,500 per annum / £1,875 per calendar month

Service Charge

On application

Rating Assessment

Rateable Value – £18,750

Please note that this is not rates payable.



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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