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# Unit 22, Sanders Road Industrial Estate

Bromsgrove, B61 7DG

Leasehold  
Industrial/Warehouse Unit

2,920 Sq Ft (271.27 Sq M)



**To Let** | £26,280 pa





## Key information



**Rent**  
£26,280 pa



**Rateable Value**  
£24,500



**EPC Rating**  
D

## Unit 22, Sanders Road Industrial Estate

2,920 Sq Ft (271.27 Sq M)

### Description

Unit 22 comprises an end-of-terrace industrial unit of steel portal frame construction with brick elevations, surmounted by a clad roof incorporating translucent roof panels.

Internally, the unit provides an open-plan warehouse including a concrete floor, lighting, and an eaves height of approximately 4.1 m, rising to an apex of 5.8 m.

Access is provided via a manual roller shutter door measuring approximately 3m (W) x 3.5m (H) to the front elevation. The accommodation also includes a ground floor office, accessed via a separate pedestrian entrance, along with kitchen and WC facilities.

Externally, the unit benefits from dedicated car parking and loading apron to the front of the unit.

### Amenities



24/7



Parking



Motorway

## 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 22, Sanders Road Industrial Estate	2,920	271.27

### Locations

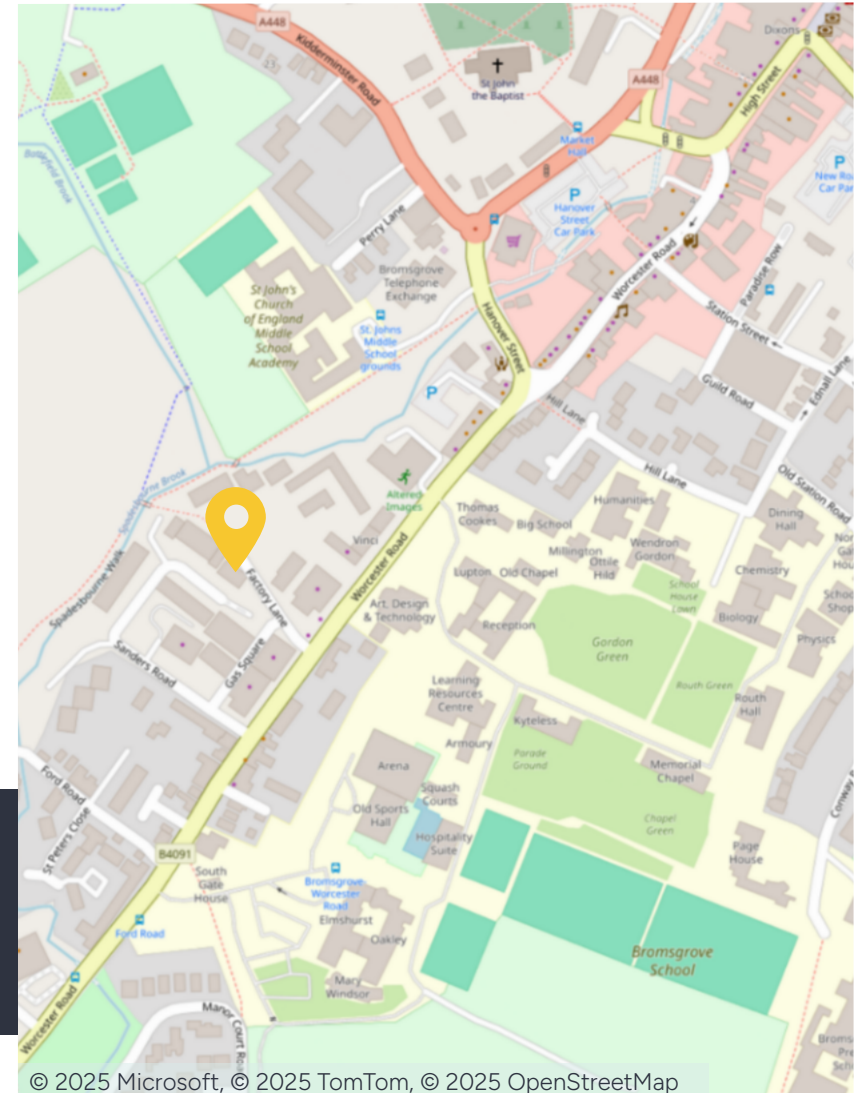
Bromsgrove: 1 miles  
M5 J4: 3.5 miles  
M42 J1: 4.5 miles  
Birmingham: 14 miles

### Nearest station

Bromsgrove: 1.5miles

### Nearest airport

Birmingham International: 21.6 miles



## Further information

### Guide Rent

£9.00 per sq ft exclusive of VAT (£26,280 per annum).

### Tenure

The property is available by way of a new lease with terms to be agreed.

### Business Rates

Rateable Value £21,500  
2025/2026 rates payable 49.9p in the £.

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

### 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.

### Service Charge

The tenant will pay an estate service charge relating to the maintenance of the common parts.

### Legal Costs

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

### 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 EPC rating is D.

### 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 chargeable in respect of this transaction.

### Viewings

By prior arrangement with the sole agents.



## Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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Particulars dated July 2025. Photographs dated July 2025.



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