



**TO BE REFURBISHED**

## **Units 15, 16 & 17**

**Aston Fields Industrial Estate, Bromsgrove, B60 3EX**

### **Modern Factory Warehouse**

**3,787 to 12,439 sq ft**  
(351.82 to 1,155.62 sq m)

- 3787 to 12439 sqft GIA
- Eaves ht 15'6"
- Popular location
- Easy access to M42 and M5
- Integral office
- To be refurbished

Description

The Units comprise a pair of single-storey concrete framed Warehouses with insulated profile roof containing UPVC roof-lights. The Unit benefits from roller-shutter door access to the front and rear elevation with an eaves height of approximately 15'6" (4.75 m).

Each Unit contains Office accommodation to the front, together with separate male and female WCs and kitchenette facilities.

Gross Internal Area (GIA) 2,407 sq ft (224 sq m).

Outside there is ample loading and unloading space together with car parking.

Location

Aston Fields Trading Estate is an attractive secure and well landscaped Industrial Estate situated on Aston Road, just off the main A38. Access to Junction 1 of the M42 is approximately 3 miles away.

The Estate benefits from communal parking together with extensive security including CCTV and an electronically operated security gate.

Accommodation

The accommodation comprises the following areas:

| Name           | sq ft  | sq m     | Rent           | Availability |
|----------------|--------|----------|----------------|--------------|
| Unit - 15 & 16 | 8,642  | 802.87   | £73,500 /annum | Available    |
| Unit - 17      | 3,787  | 351.82   | £34,100 /annum | Under Offer  |
| Total          | 12,429 | 1,154.69 |                |              |

EPC

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Tenure

A new business lease for a term of 5 or more years.

Legal Fees

Each Party to beat their own fees.

Viewing

Strictly by appointment with our reception on 01527 584242

Service Charge

The Tenants to contribute towards the Landlords estate charge.

Rateable Value

Unit 15 & 16 - £55,000  
Unit 17 - £33,750



Viewing & Further Information



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