

BRAND NEW BUSINESS/WAREHOUSE UNITS



Units 1 - 4, The Boulevard
Buntsford Gate Business Park, Bromsgrove, B60 3AJ

**Brand New Freehold
Commercial Units**

1,949 to 9,705 sq ft
(181.07 to 901.62 sq m)

- EPC A Specification
- 20' (6.1m) Eaves Height
- External Yard Space Available
- Allocated Parking & EV Charging
- 4 Miles to M5 - 3 Miles to M42
- B2, B8 and E(g)(ii) and (iii) Consent

Summary

Available Size	1,949 to 9,705 sq ft
Price	£425,000 to £560,000
Business Rates	N/A
Service Charge	£0.75 per sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	A

Description

This new development by Horgan Commercial offers a total of 16 units which are the perfect base for large or small businesses. The scheme has been developed as three terraces with the opportunity to create larger units if required and potential to create external yard space selected end-terraced units.

Units 1 to 4 have been completed to a flexible shell specification, enabling the occupants to fit-out the interior to their own requirements with mains electricity, water and drainage connections provided.

Each unit benefits from loading access via insulated sectional loading doors, with LED lighting, and a WC connection installed internally. Externally, the units have allocated on-site parking for at least five vehicles per unit, including at least one EV Charging point.

The units are of steel portal frame construction with ridged and pitched insulated profile steel roofs incorporating double-glazed uPVC rooflights, with eaves heights of 20 ft (6.1 m). The walls are full height insulated profile steel cladding incorporating a double-glazed frontage, finished in merlin grey powder coating.

A high quality development of EPC rated A buildings, exceeding regulatory minimum requirements in the terms of design construction. LED lighting is provided and fit-out works can be undertaken by the Developer to enable businesses to trade from day one.

We understand that Capital Allowances may be available and recommend you speak about this with your accountant.

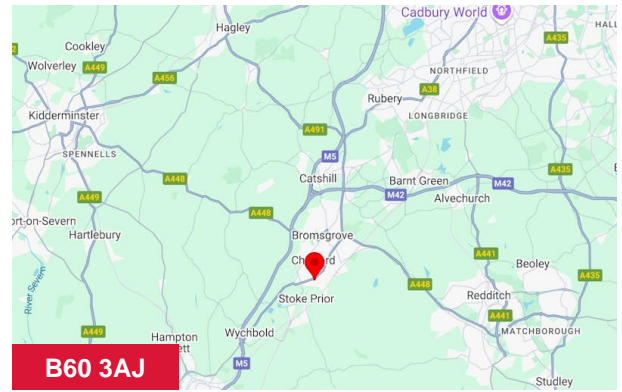
Location

Buntsford Gate is conveniently located for Birmingham Airport, the National Rail Network and the Midlands motorway connections to the rest of the UK. The development is south-east of Bromsgrove town centre, with easy access to the M5 at Junction 5 (4 miles) or Junction 4 (5 miles) and Junction 1 of the M42 is 3 miles north via the A38. Birmingham City Centre is within approximately 30 minutes' drive. Birmingham International Airport is 22 miles via the M42.

Accommodation

The accommodation comprises the following units:

Name	sq ft	sq m	Price	Availability
Unit - 1	2,588	240.43	£560,000	Under Offer
Unit - 2	2,584	240.06	£560,000	Available
Unit - 3	2,584	240.06	£560,000	Available
Unit - 4	1,949	181.07	£425,000	Under Offer
Total	9,705	901.62		



Viewing & Further Information



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