



**COMMERCIAL PREMISES/SHOWROOM AVAILABLE TO LET  
(Potential Freehold Opportunity)**

**492 Birmingham Road**

Marlbrook, Bromsgrove, B61 0HS

**Industrial, Retail**

**TO LET**

**7,301 sq ft**

(678.29 sq m)

- PROMINENT ROADSIDE POSITION
- LARGE CAR PARK & SECURE YARD
- EXTENSIVE GLAZED FRONTAGE
- WORKSHOP & CANOPY AREAS

# 492 Birmingham Road, Marlbrook, Bromsgrove, B61 0HS

## Summary

Available Size	7,301 sq ft
Rent	Rent on application
Rates Payable	£73,000 per sq ft
Rateable Value	£73,000
EPC Rating	Upon enquiry

## Description

The property comprises a highly prominent roadside showroom/commercial premises arranged across several interconnecting sections. The principal showroom is of steel portal frame construction with brick and blockwork elevations, complemented by an older brick-built workshop to the rear, a large open-sided canopy, and extensive yard and car parking areas. The accommodation benefits from a substantial glazed frontage onto Birmingham Road, providing excellent natural light and exceptional prominence to passing traffic.

## Location

Prominently located within Marlbrook, approximately 2 miles north-west of Bromsgrove Town Centre and circa 13 miles south-west of Birmingham City Centre. The property benefits from a highly visible frontage onto the Birmingham Road (A38), offering excellent connectivity to the wider region, with convenient access to Junction 1 of the M42 and Junction 4 of the M5 motorway.

The surrounding area is predominantly residential, supported by a selection of nearby commercial and retail occupiers. The property enjoys strong roadside prominence, together with convenient access and egress to the main highway network.

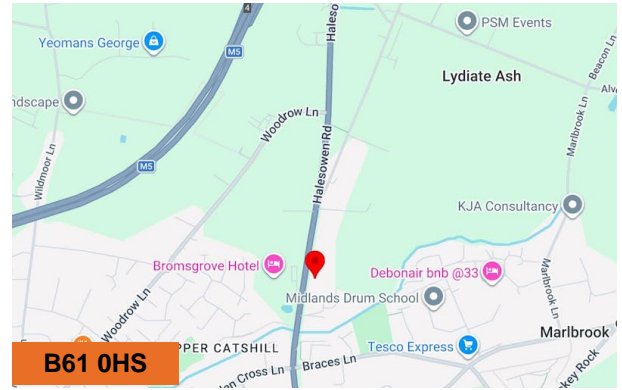
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Building - Showroom	7,301	678.29	Available
Outdoor - Canopy	1,823	169.36	Available
<b>Total</b>	<b>9,124</b>	<b>847.65</b>	

## Terms

Available by way of a new lease on terms to be agreed. The freehold interest may also be available, please call for details.



## Viewing & Further Information



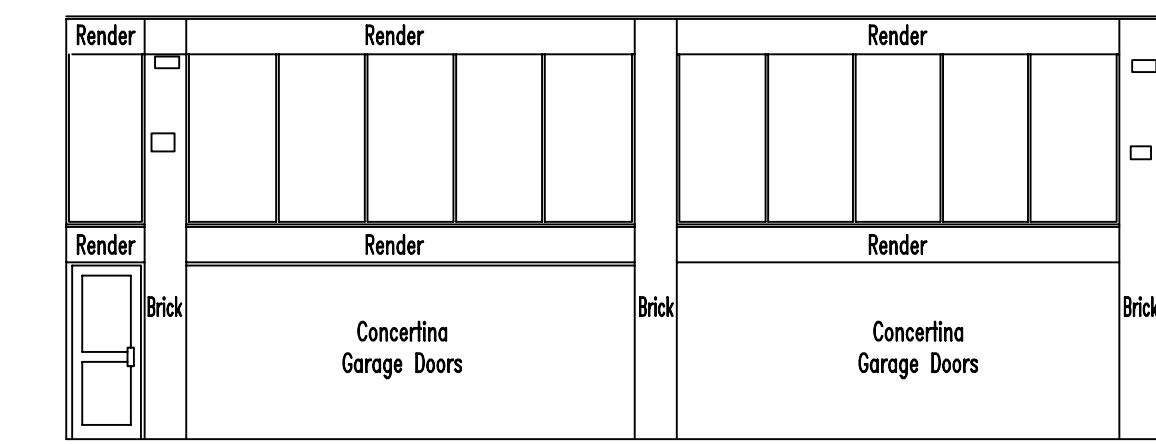
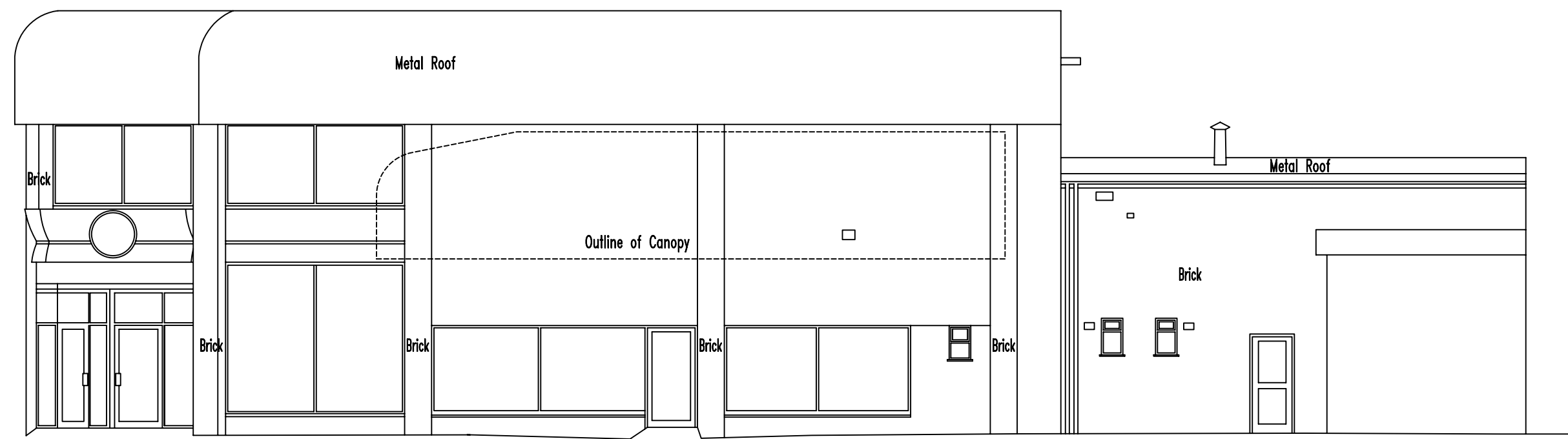
### Tom Dymond

07810756399 tom@dymond@tc-group.com



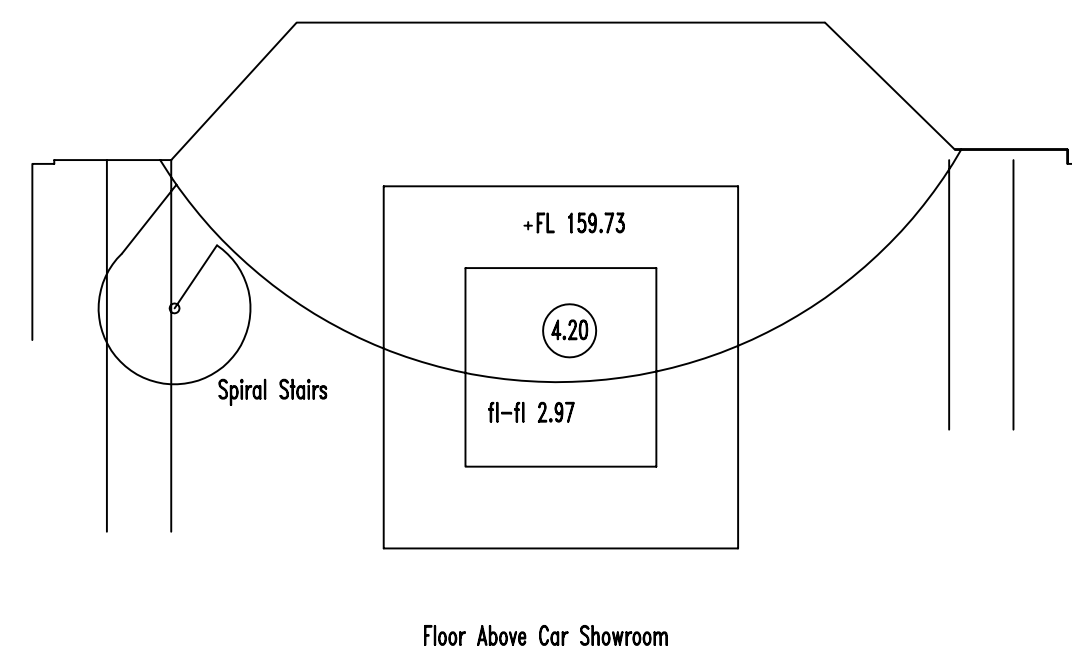
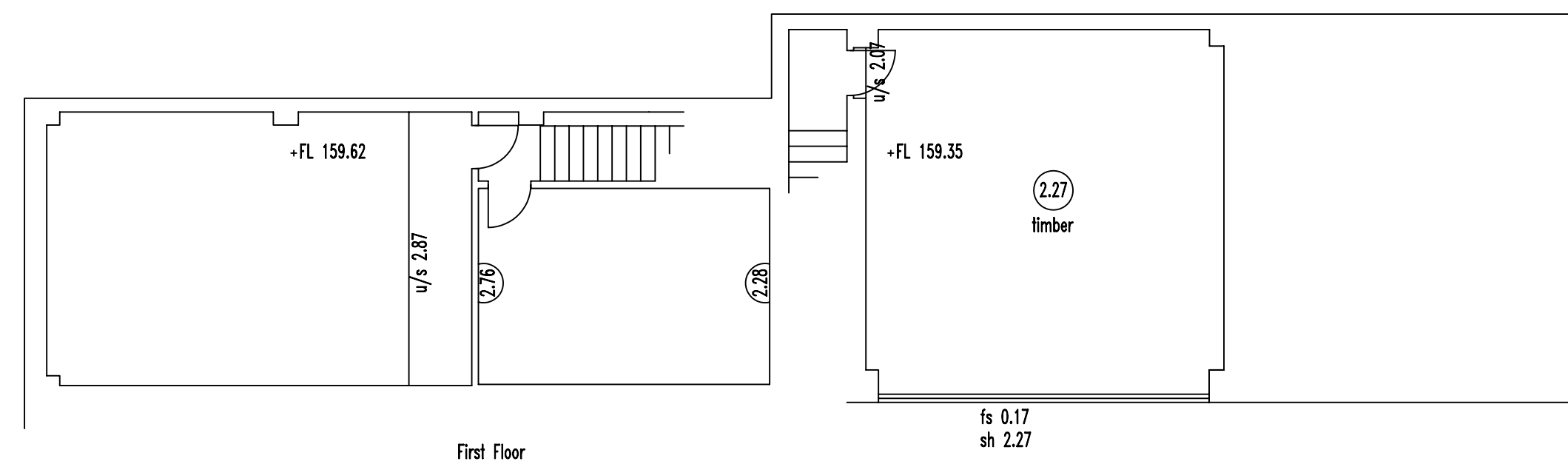
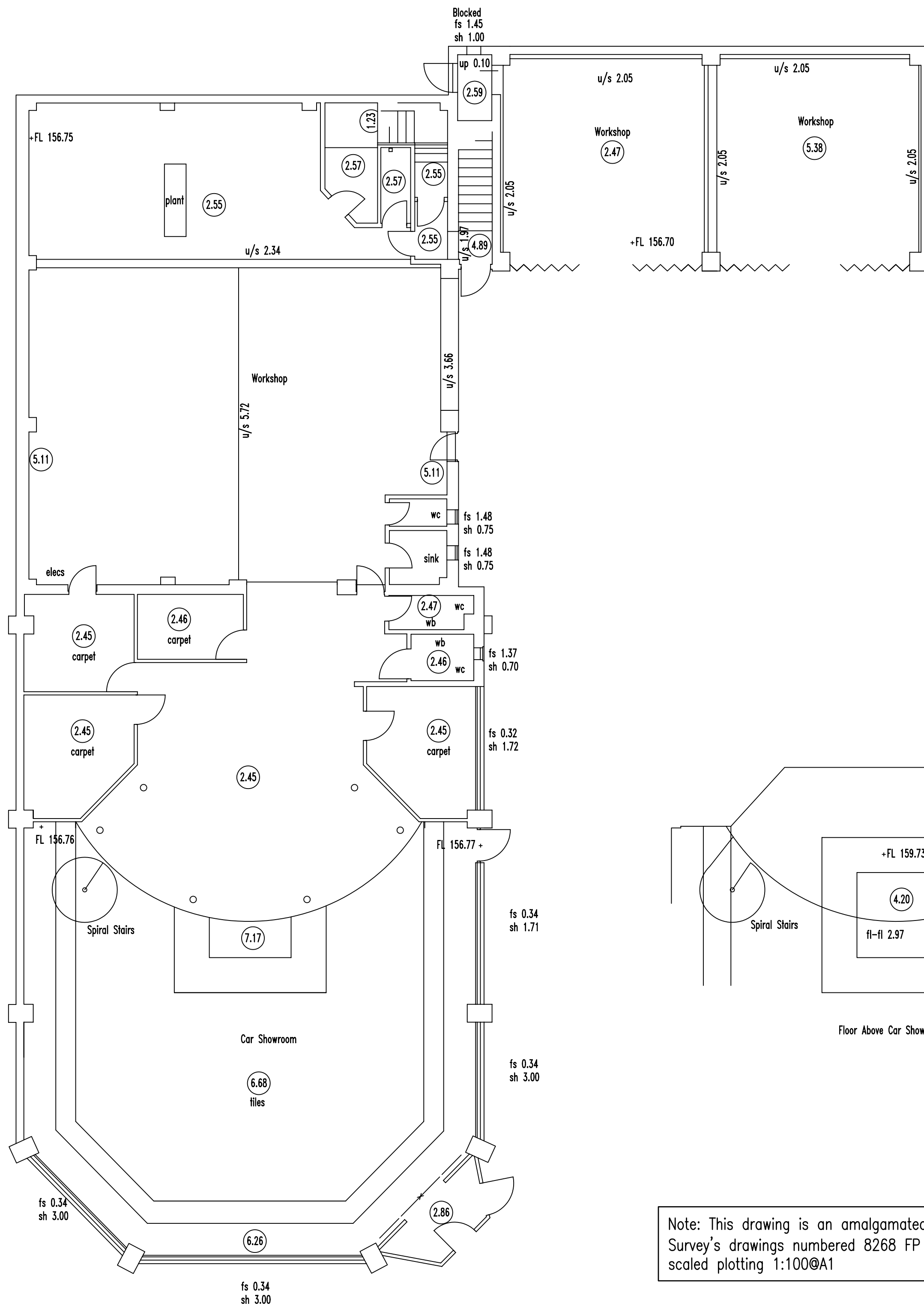
### Vanessa Simmonds

01604 746760 | 07502733149  
vanessasimmonds@tc-group.com



Level Datum = 155.00m

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Note: This drawing is an amalgamated CAD file of Interlock Survey's drawings numbered 8268 FP and EL configured for scaled plotting 1:100@A1

Project		
FERRARI, MASERATI, NICK WHALE BIRMINGHAM ROAD, MARLBROOK		
TEMPORARY FACILITY		
Axis 3 Design architectural design and services		
2 Chapel Court Holly Walk Leamington Spa Warwickshire CV32 4YS Telephone : 01926 833570 Fax : 01926 334808		
Drawing		
SURVEY PLANS AND ELEVATIONS		
Scale	Date	Drawn
1:100@A1	16/06/08	KJC
Job No.	Drawing No.	Revision
P056	S1	

Survey