



7 The Croft

Buntsford Drive, Bromsgrove, B60 4JE

Modern Semi-Detached Office

2,478 sq ft
(230.21 sq m)

- Excellent Specification
- EPC A
- 10 Car Parking Spaces
- Convenient M5/M42 access
- Available Q4 2026
- Not VAT elected

Summary

Available Size	2,478 sq ft
Rent	£37,500 per annum
Price	£475,000
Rates Payable	£11,340 per annum
Rateable Value	£26,250
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	A (24)

Description

The Property comprises a well-specified two-storey Office forming the majority of a purpose-built block, which was constructed approximately 20 years ago.

The accommodation is accessed via a glazed reception leading into a predominantly open-plan ground floor office, with a glazed meeting room.

The first floor is also predominantly open plan with boardroom and canteen area to the rear.

The Property is well specified internally, with raised access floors, air conditioning and suspended ceilings incorporating inset LED lighting throughout.

Externally, the property benefits from 10 designated car parking spaces within the estate car park.

Location

The Croft is a modern Office development located approximately 1 mile southeast of Bromsgrove Town Centre. Transport links are excellent with access to Junction 5 of the M5 Motorway and Junction 1 of the M42 being within approximately 4 miles. Bromsgrove Train Station is also within walking distance.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Office	1,245	115.66	Available
1st - Office	1,233	114.55	Available
Total	2,478	230.21	

Tenure

The property is available either Freehold or by way of a new Full Repairing and Insuring lease for 3 or more years.

Rent

£37,500 per annum

Price

£475,000

Rateable Value

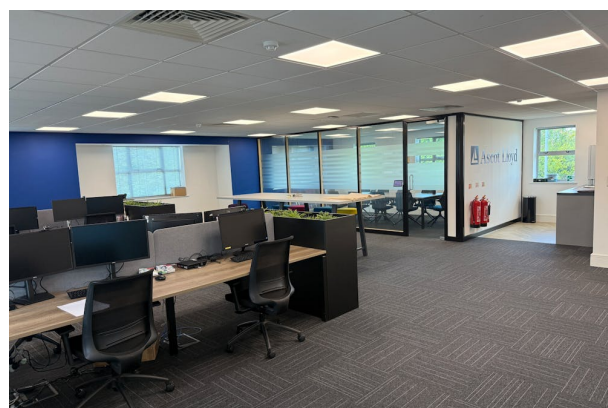
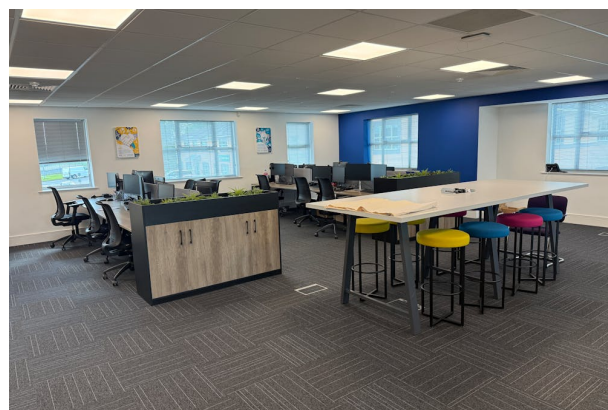
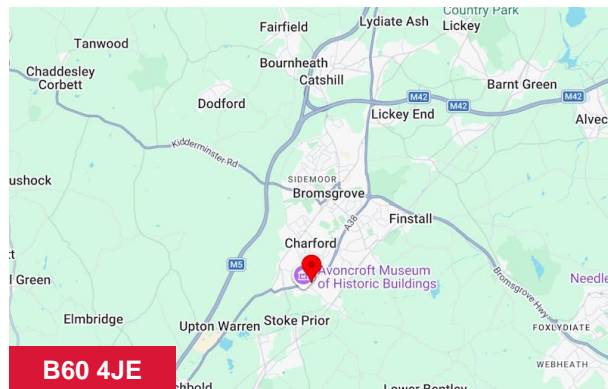
£26,250

Energy Performance Certificate (EPC)

Band A (24)

Viewing

Strictly by appointment with our reception on 01527 584242.



Viewing & Further Information



Ben Truslove
01527 584242 | 07791 371032
ben@truslove.co.uk



Ian Parker
01527 584242 | 07977 008815
ian@truslove.co.uk



James Haynes
01527 584242 | 07534 005207
james@truslove.co.uk