



BRAND NEW BUSINESS / WAREHOUSE UNIT

Units 13 & 14 The Boulevard

Buntsford Gate Business Park, Bromsgrove, B60 3AJ

Brand New Industrial Units in the Heart of Worcestershire

1,301 to 2,602 sq ft
(120.87 to 241.73 sq m)

- EPC A Specification
- 20' (6.1m) Eaves Height
- Planning granted for B2, B8 and E Uses
- New Lease available
- 4 Miles to M5 - 3 Miles to M42

Summary

Available Size	1,301 to 2,602 sq ft
Rent	£22,000 - £44,000 per annum
Business Rates	tbc
Service Charge	£0.75 per sq ft A Service Charge will be levied with respect to maintenance and repairs to the communal areas. This estimated annual charge is £0.75 per square foot.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	A

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 mles north via the A38. Birmingham City Centre is within approximately 30 minutes' drive. Birmingham International Airport is 22 miles via the M42.

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 13 & 14 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.

Accommodation

The accommodation comprises the following areas:

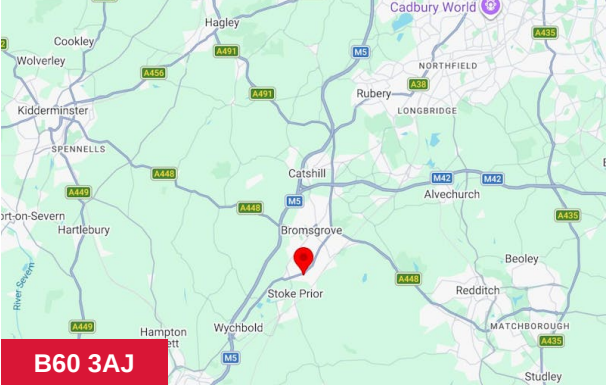
Name	sq ft	sq m	Availability
Unit - 13	1,301	120.87	Available
Unit - 14	1,301	120.87	Available
Total	2,602	241.74	

Rent

From £22,000pa

Tenure

New Lease for a terms of 5 or more years.



Viewing & Further Information



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



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

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 22/07/2026