JOHN TRUSLOVE
Chartered Surveyors & Valuers

TO LET / FOR SALE



Unit 3

Buntsford Park Road, Bromsgrove, B60 3DX

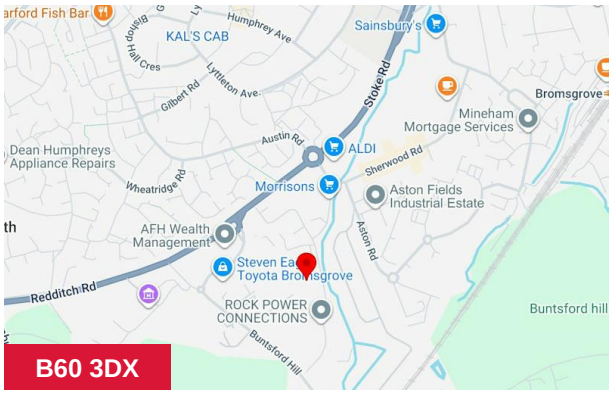
Modern superb offices

4,452 sq ft
(413.60 sq m)

- High Quality Finishes
- Impressive central atrium
- Air-conditioned
- Ample car parking
- Popular location with easy access to M5 & M42
- New Lease or Freehold

Summary

Available Size	4,452 sq ft
Rent	£39,950 per annum
Rateable Value	£24,000
Service Charge	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	D (94)









Description

The Property comprises a two-storey, rectangular, semi-detached Office building, originally constructed as Factory/Warehouse, having been converted to high-quality Offices in approximately 2004.

The premises have a Total Gross Internal Floor Area of 4,452 sq ft, providing a good complement of Private and General Offices, centred around a central Atrium, providing Reception and Meeting Space at Ground Floor level. In addition, there are separate male and female WCs and Kitchenette facilities.

The Offices benefit from high quality finishes including suspended fissure-tiled ceilings with inset LED lighting and carpet tiles throughout. Heating is provided by way of a combination of metal radiators connected to gas-fired boilers and air-conditioning units.

Outside, Tarmacadam-surfaced Yard provides parking for approximately 12 vehicles.

Location

The Property is located on Buntsford Park Road, an established and popular commercial development, approximately 1 miles south-east of Bromsgrove Town Centre. The premises are conveniently located, with good road communications providing access to both the 42 and M5 Motorways within 5 minutes' drive. In addition, Bromsgrove Mainline Railway Station is within ½ mile to the east, which provides direct links to Birmingham New Street Station and Worcester.

Tenure

New Business lease for a term or 3 or more years alternatively our Client will consider Freehold sale.

Rent

£39,950 per annum

Purchase Price

on application

Rateable Value

£24,000

Services

All Mains services are available

Legal Fees

Each Party to bear their own fees.

Viewing

Strictly by appointment with our reception.

Viewing & Further Information



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