



Unit 18

Aston Fields Industrial Estate, Bromsgrove, B60 3EX

Modern Factory Warehouse

3,786 sq ft
(351.73 sq m)

- 3786 sqft GIA
- Eaves ht 15'6"
- Popular location
- Easy access to M42 and M5
- Integral office
- To be refurbished

Summary

Available Size	3,786 sq ft
Rent	£34,000 per annum
Rates Payable	£14,796 per annum
Rateable Value	£34,250
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (58)

Description

The Units comprise a single-storey concrete framed Warehouses with insulated profile roof containing UPVC roof-lights. The Unit benefits from roller-shutter door access to the front and rear elevation with an eaves height of approximately 15'6" (4.75 m).

Each Unit contains Office accommodation to the front, together with separate male and female WCs and kitchenette facilities.

Gross Internal Area (GIA) 3,786sq ft (352 sq m).

Outside there is ample loading and unloading space together with car parking.

Location

Aston Fields Trading Estate is an attractive secure and well landscaped Industrial Estate situated on Aston Road, just off the main A38. Access to Junction 1 of the M42 is approximately 3 miles away.

The Estate benefits from communal parking together with extensive security including CCTV and an electronically operated security gate.

Rent

£34,000 per annum plus VAT

Tenure

A new business lease for a term of 5 or more years.

Rateable Value

Unit 18 - £34,350

EPC

c58

Legal Fees

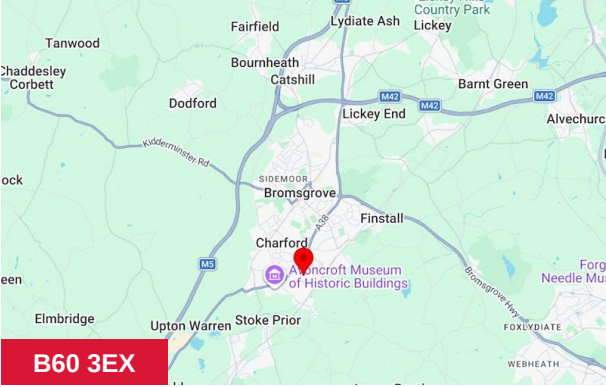
Each Party to beat their own fees.

Service Charge

The Tenants to contribute towards the Landlords estate charge.

Viewing

Strictly by appointment with our reception on 01527 584242



Viewing & Further Information



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