

BROMSGROVE

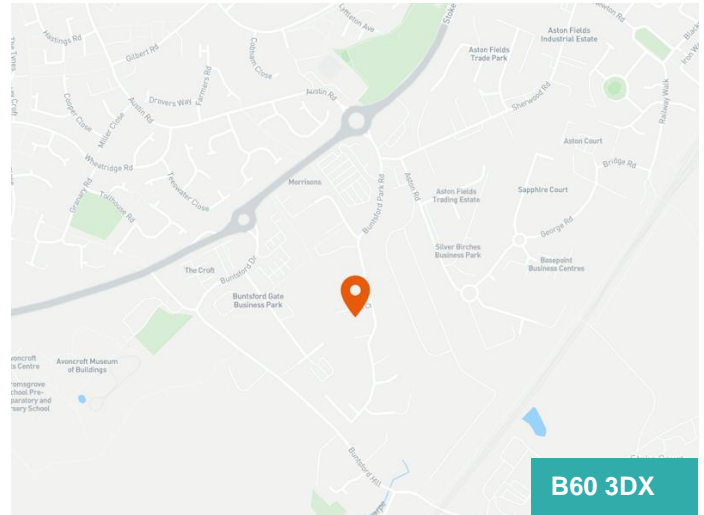
Unit 7, West Court Industrial
Estate, B60 3DX



INDUSTRIAL / WAREHOUSE TO LET

2,748 SQ FT

- Modern industrial/trade unit with yard and parking
- Fully fitted ground and first floor offices
- Prominent location on an established industrial estate
- Conveniently located approximately 3 miles from J1 M42 and J5 M5



Summary

Available Size	2,748 sq ft
Rent	£25,950 per annum
Rateable Value	£18,250 1 April 2023 to present
Service Charge	N/A
Estate Charge	£1.11 per sq ft
EPC Rating	B (49)

Description

The unit comprises a modern mid-terrace warehouse unit of steel portal frame construction with two storey offices to the front elevation. The warehouse provides a painted concrete floor, part block/part clad elevations surmounted by a pitched lined profile metal clad roof incorporating translucent roof lights. The unit has a minimum working height of approx. 6m. The warehouse is heated by way of a single roof mounted gas fired blower heater. The offices provide a reception, open plan office, kitchen and male/female/disabled W/C accommodation to the ground floor. The first floor comprises two offices, which benefit from carpeted floors, suspended ceilings with recessed lighting, double glazed windows and are heated by way of electric heaters.

Externally, loading access is provided by a single electric up and over loading door which provides access to the front yard, where there are 6 demised car parking spaces to the front elevation. The estate further provides security gates and onsite security patrol.

Location

The property is situated on the popular modern development of West Court, located on Buntsford Park Road, approximately one mile to the south of Bromsgrove Town Centre. Buntsford Park Road is located off the main Morrisons island off Buntsford Hill, providing immediate access to the main A38 Bromsgrove Bypass. Motorway access is via Junction 5 M5 approximately 4 miles distant and Junction 1 M42 which is approximately 3 miles distant via the A38.

Viewings

All viewings by appointment only via the marketing agents

Terms

Available on a new lease on terms to be negotiated

Anti-money laundering requirements

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.



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