

OFFICE | FOR SALE



UNIT 3 THE CROFT, BUNTSFORD GATE, BROMSGROVE, B60 4JE  
2,070 SQ FT (192.31 SQ M)

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

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Modern Freehold Office Premises with Onsite Car Parking

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- 9 Allocated Car Parking Spaces
- Integral Kitchenette
- DDA Compliant
- Raised Access Flooring
- Double Glazed Windows

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## DESCRIPTION

The property comprises a modern office building of traditional brick construction surmounted by a pitched tiled roof.

The premises are arranged over two floors and entered via a large, glazed reception allowing entry into a predominantly open plan ground floor office.

A partitioned meeting room to the left side of the suite provides some cellular meeting space and a partitioned area towards the rear houses a servicer room and comms.

The suite has an integral kitchenette and DDA compliant WC situated off the hallway.

The second floor is again open plan in its configuration with kitchen and male and female toilets.

A separate entrance from the front would allow the floor to be occupied separately if required.

The property benefits from raised access flooring, suspended ceiling with inset lighting, carpet floor covering, double glazed windows, gas fired central heating and perimeter power and data.

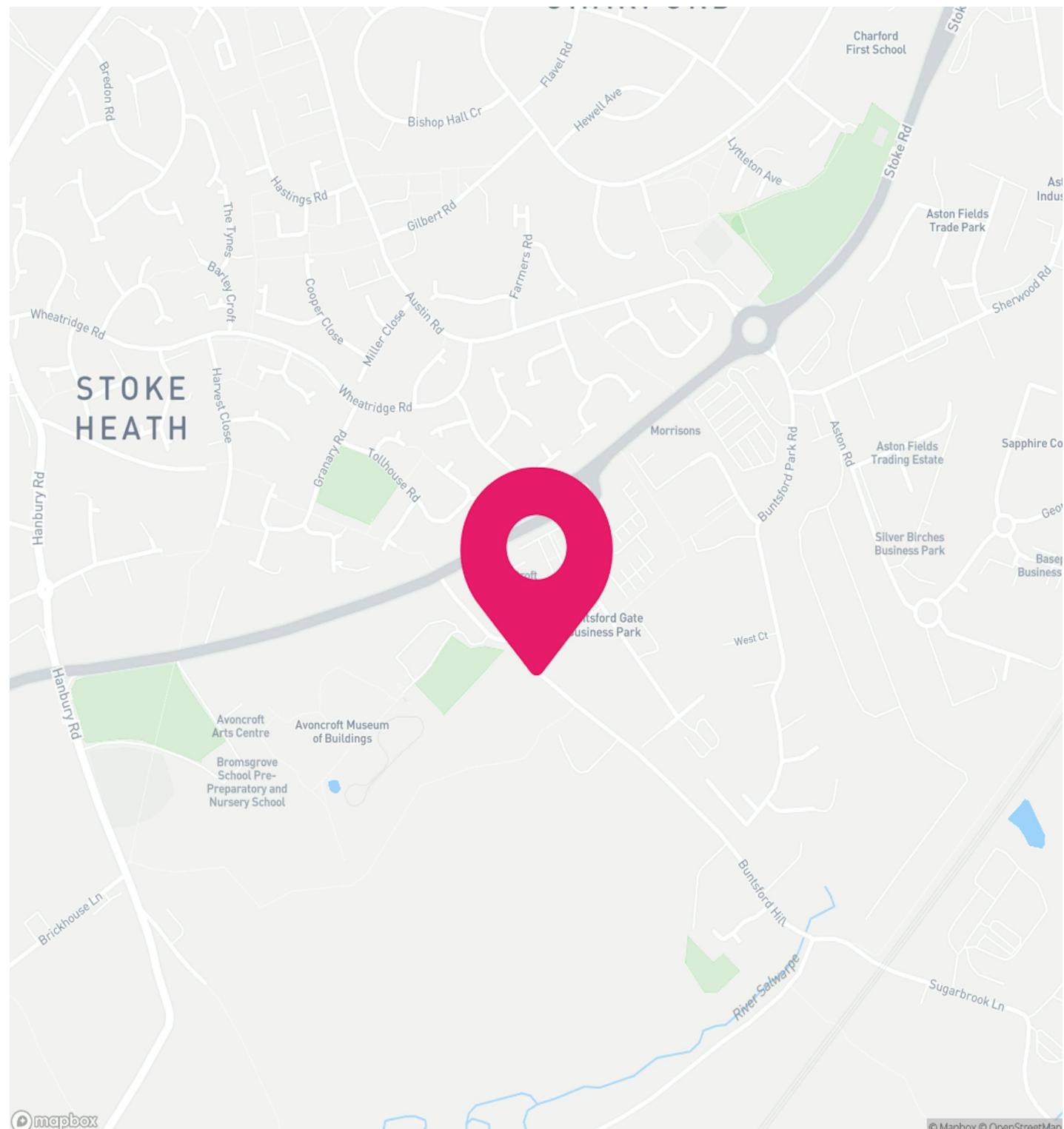
Externally the property benefits from 9 allocated car parking spaces situated in front of the building.



## LOCATION

The Croft is a modern office development situated to the south east of Bromsgrove Town Centre and conveniently located for access to the midlands motorway network at J5 of the M5 Motorway approximately 4 miles distant, J4 of the M5 at Lydiate Ash some 5 miles to the north and J1 of the M42 via the A38 3 miles to the north.

Birmingham city centre is situated approximately 13 miles to the north and Worcester city centre approximately 10 miles to the south.



## PRICE/TENURE

Offers in excess of £375,000 are sought for the valuable freehold interest in the property, subject to contract.

## VAT

All figures stated are exclusive of VAT which may be payable.

## SERVICES

We understand the premises benefit from all mains services.

The agent has not tested any of the connections or apparatus and recommends that interested parties carry out their own investigations.

## LEGAL COSTS

Both parties are responsible for their own legal and surveyor's fees incurred during the transaction.

## ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate Available upon request from the agent.

## SERVICE CHARGE

A service charge is levied in respect of the upkeep and maintenance of communal areas.

## ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

## VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

## CONTACT



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