



21 BUNTSFORD DRIVE, BROMSGROVE, WORCESTERSHIRE, B60 3AJ

INDUSTRIAL, TRADE COUNTER, WAREHOUSE TO LET | 15,646 SQ FT

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Modern Warehouse / Showroom Premises set in its own grounds with extensive Yard and Car Parking

- Modern Warehouse Premises built to a High Standard
 - Feature Showroom / Office to the front elevation
 - Self Contained Site
 - EPC - Grade A
 - Excellent Connectivity
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DESCRIPTION

The property comprises a uniquely designed warehouse and showroom premises completed recently and situated in an idyllic setting with extensive car parking and landscaping.

The building comprises two wings, with the front section comprising a two-storey office with ground floor open plan show room (which can easily be adapted for pure office and/or showroom use). A variety of full height glass portioned offices are situated around the perimeter of the building and benefit from full height glazing over the adjacent farmland.

The offices are completed to an extremely high standard with under floor heating throughout, suspended ceiling with inset lighting, air conditioning, perimeter power and data, fully fitted kitchen and WC facilities.

The warehouse is of steel portal frame construction surmounted by a pitched insulated metal clad roof with translucent roof lights. The warehouse benefits from additional integral office, kitchenette, under floor heating, electrically operated roller shutter door, three phase electricity and a minimum eaves height of approximately 6m.

Externally the property is positioned in its own landscaped setting with gated access off Buntsford Drive offering excellent loading access and car parking to the front and rear of the property. The rear of the site provides additional yard space along with access to an undercroft storage area providing valuable storage space or additional secure car parking.

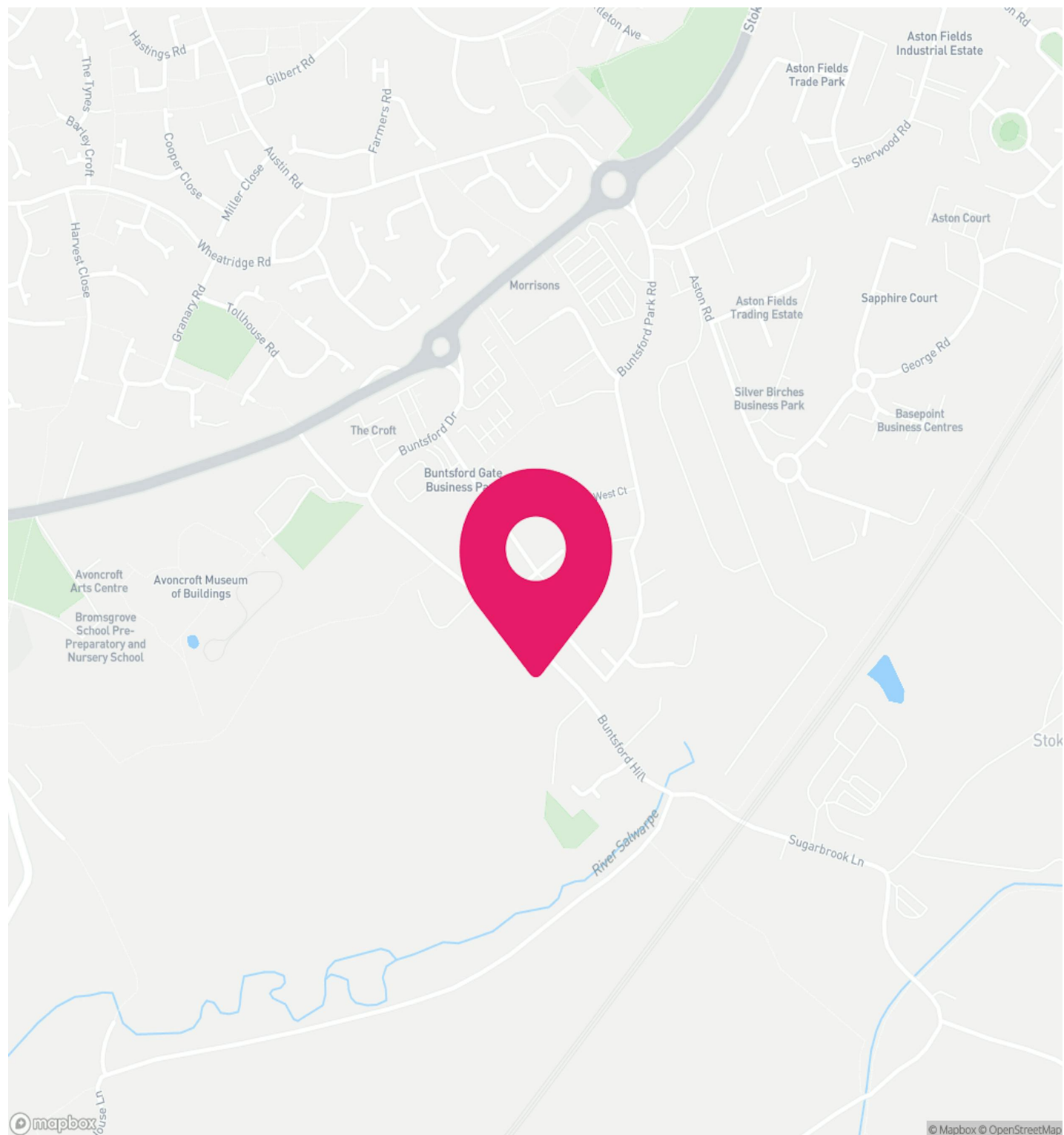


LOCATION

Buntsford Drive is conveniently situated on the outskirts of Bromsgrove Town Centre, in a modern commercial location which has become synonymous with national motor trade dealerships and office occupiers.

Junctions 4 and 5 of the M5 motorway and Junction 1 of the M42 motorway are within two miles of the property giving access to the Midlands motorway network.

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





SERVICE CHARGE

n/a

VAT

Applicable. We understand the property is elected for VAT and will be payable at the prevailing rate.

LEGAL FEES

Each party to bear their own costs

LEASE

New Lease

RENT

£115,000 per annum on a new lease with length and terms to be agreed.

POSSESSION

Available Immediately. following the completion of legal formalities

EPC

A

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT

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