

BROMSGROVE

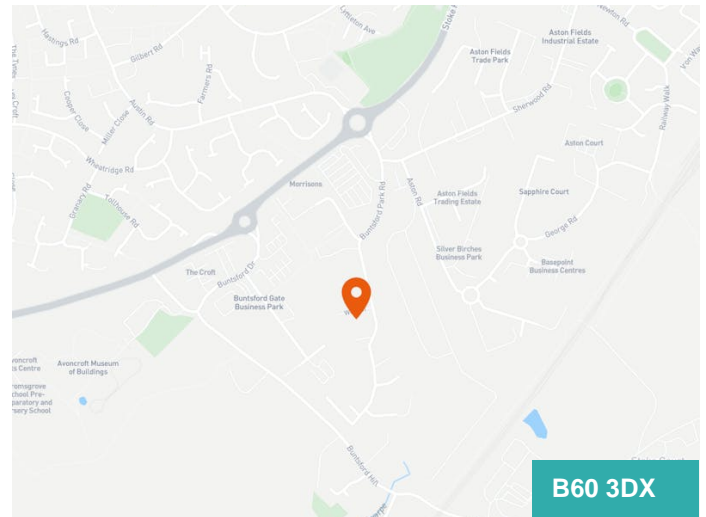
Unit 2 West Court Industrial
Estate, B60 3DX



INDUSTRIAL / WAREHOUSE TO LET

4,281 SQ FT

- Prominent location on an established industrial estate
- Integral 2 storey offices
- Conveniently located approximately 3 miles from J1 M42 and J5 M5
- Eaves height 5.95m
- 9 car parking spaces



Summary

Available Size	4,281 sq ft
Rent	£41,750 per annum
Rateable Value	£25,500 1 April 2023 to present
Service Charge	N/A
EPC Rating	D (98)

Description

Unit 2 is a mid-terraced warehouse, with integral 2-storey offices. The unit is due to be fully refurbished to include redecoration throughout. Internally, the property benefits from a lofty warehouse area, with reception, office, canteen and meeting room to the ground floor and open plan office plus 3 private offices to the first floor. The office accommodation has suspended ceilings, with inset lighting and wall-mounted electric radiators.

Externally, the unit benefits from 9 allocated parking spaces immediately to the front, together with a concrete apron providing access to the insulated electrically operated loading door.

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.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Anti-Money Laundering

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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