

TO LET

**15B SHERWOOD ROAD
ASTON FIELDS
BROMSGROVE B60 3DR**



- * **M5/M42 LESS THAN 10 MINUTES DRIVE**
- * **MODERN FACTORY/WAREHOUSE**
- * **4,235 SQ FEET AND 21'8" EAVES HEIGHT**
- * **HEATED AND LIGHTED**
- * **NEW LEASE AVAILABLE**

**RENT £23,500 PER ANNUM
+ VAT**

DESCRIPTION

Aston Fields is the principal Commercial/Industrial area of the town of Bromsgrove and the property fronts its main spine road, Sherwood Road.

It comprises a single-storey, semi-detached, rectangular, modern Factory/Warehouse measuring 71'8½" depth by 59'1" width. There is an integral Reception and open plan Office.

The Main Warehouse is open-plan working space, of steel portal construction, with an insulated roof, dwarf walls of brick and a concrete floor. Goods access is via a roller-shutter door, heating is by high-level, gas-fired warm air unit, and lighting by fluorescent units.

The eaves height is some 21'8½".

There are separate male and female Toilets and a Kitchenette.

There is a Forecourt with ample parking and a secure fenced and gated compound to the side.

SERVICES

All main services are connected.

RATEABLE VALUE

£24,500

TENURE

A 'standard institutional' Lease for 3, 4 or 5 years, or multiples thereof, with the Tenant responsible for all outgoings.

RENT

£23,500 per annum paid quarterly in advance by Bankers Standing Order.

LEGAL FEES – In the event of a letting

Tenant to pay Landlord's Solicitors' proper Legal Fees for Lease preparation.

VIEWING

Strictly by appointment with our Reception – 01527 584242.



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