

TO LET

UNIT 3, THE CROFT, BUNTSFORD DRIVE, STOKE HEATH, BROMSGROVE, B60
4JE



1,115 SQ FT (103 SQM)

MODERN FIRST FLOOR OFFICE

- MODERN FIRST FLOOR OFFICE
- RAISED COMPUTER FLOOR
- GOOD MOTORWAY LINKS
- KITCHENETTE
- ONSITE CAR PARKING
- CLOSE TO TOWN CENTRE

£13,300 PER ANNUM

+ VAT

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The Croft is a modern development of offices lying to the south-east of Bromsgrove Town Centre, with easy access to the M5 Motorway to the south of Bromsgrove at Wychbold (Junction 5) - approximately 4 miles, or to the north of Bromsgrove at Lydiate Ash (Junction 4) - approximately 5 miles. Access can also be gained to the M42 Motorway via the A38 to Junction 1 to the north of Bromsgrove - approximately 3 miles.

The premises comprise;

Ground Floor – Entrance Hall, Disabled W/C

Stairs ascending to –

First Floor - Female and Male W/C, 1,115 sq ft Open Plan Office.

The office benefits from suspended floor covered with carpet tiles and inset LED lighting. There are power points throughout and a small kitchenette.

Externally, the office benefits from 4 car parking spaces.

RENT

£13,300 Per Annum (+VAT)

RATEABLE VALUE

£10,250 – 100% Small Business Rates Relief potentially available.

SERVICE CHARGE

An annual service charge is levied for the maintenance and upkeep of common areas.

EPC

TBC

TENURE

Standard Business Lease for a term of 3, 4 or 5 years.

LEGAL FEES

Each party to bear their own fees.

VIEWING

Strictly by appointment with our office - 01527 584 242.



