

TO LET

4F SHERWOOD ROAD, ASTON FIELDS, BROMSGROVE, B60 3DR



3,657 SQ FT

SUPERB MODERN FACTORY WAREHOUSE

- PROMINENT LOCATION – WOULD SUIT
- AVAILABLE ON A 12-24 MONTH SUBLEASE
- SHOWROOM TRADE COUNTER
- SECURE YARD
- LOFTY WAREHOUSE 21'7"
- INTEGRAL QUALITY OFFICES

£20,000 PER ANNUM
(PLUS VAT)

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The property is located in a prominent position on the corner of Sherwood Road and Newton Road, which links directly to the A38 Bromsgrove bypass. The A38 provides direct access to Junction 1 of the M42 Motorway, approximately 3 miles to the north and Junction 5 of the M5 Motorway, approximately 5 miles to the south-east.

The premises were constructed in the 1990s and consist of two steel portal framed buildings, with part brick part clad elevations and dual pitched roofs over. Externally, the units share a secure Yard and Car Parking to the front of both Units. Access to the Unit is gained via a single roller-shutter door and the unit benefits from a working height of 5.7m.

Unit 4F comprises a ground floor workshop, warehouse and offices totalling 3,657 sq ft. It also benefits from kitchen facilities and male and female W/Cs.

Outside there is ample parking together with space within the secure, fenced and gated yard.

RENT

£20,000 Per Annum

RATEABLE VALUE

£20,500

SERVICE CHARGE

TBC

EPC

TBC

TENURE

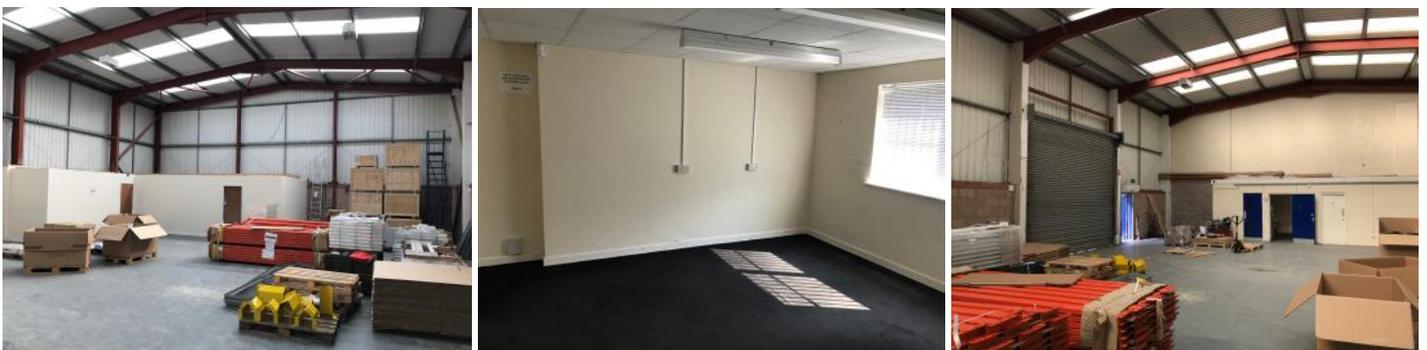
Available by way of a maximum 2-year sublease outside of the L&T Act 1954.

LEGAL FEES

Each party to bear their own fees.

VIEWING

Strictly by appointment with our office - 01527 584 242.



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