

# TO LET

62 SHERWOOD ROAD, ASTON FIELDS, BROMSGROVE, WORCESTERSHIRE,  
B60 3DR



**443 SQ FT**

## FACTORY/WAREHOUSE

- PROMINENT LOCATION
- WORKING HEIGHT 12'3"
- 10 MINUTES FROM M5 & M42
- OPEN-PLAN WORKS AREA
- FORECOURT PARKING & LOADING AREA
- NEW LEASE AVAILABLE

**£5,000 PER ANNUM**  
**(NO VAT)**

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### DESCRIPTION

Aston Fields is the principal commercial/industrial area of Bromsgrove and the Property fronts onto its main spine road, Sherwood Road.

Number 62 comprises a modern Factory/Warehouse; the footprint of the Ground Floor is 23'4" x 19'0", comprising an open-plan Works Area with Office and WC.

The maximum working height is some 12'3".

There is Forecourt parking and space for loading and unloading.

### NOTE

Unfortunately, our Client has specified no motor trade or allied trades.

### RENT

£5,000 Per Annum (no VAT)

### RATEABLE VALUE

£3,600

### SERVICES

All mains services are available.

### EPC

TBC

### TENURE

A new Business Lease for a term of 3 or more years.

### LEGAL FEES

The incoming Tenant to pay the Landlord's nominal fees in connection with preparation of Lease.

### VIEWING

Strictly by appointment with our office - 01527 584 242.



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