

RENTAL INCENTIVES AVAILABLE

# TO LET

UNIT 3 27-29 SHERWOOD ROAD, ASTON FIELDS, BROMSGROVE, B60 3DR



**9,889 SQ FT (919 sqm)**

## SUPERB TRADE WAREHOUSE / SHOWROOM

- PROMINENT LOCATION
- SHOWROOM TRADE COUNTER
- LOFTY WAREHOUSE 21'7"
- NEXT TO SCREWFIX, TOOLSTATION & HOWDENS
- REAR YARD / LOADING
- FULL GLAZED ENTRANCE

**£72,500 PER ANNUM**

(PLUS VAT)

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The property is located in a prominent position on Sherwood 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 property comprises a trade counter premises with frontage to Sherwood Road being positioned between Howdens Joinery and Toolstation and close to Screwfix.

The premises have been extensively refurbished with the installation of glazed shopfront and the property is now ready for Tenants fit out.

There is vehicular access to the rear via roller shutter door from yard. There is a car park to the front of the property in addition there is ample unrestricted on-street parking.

The total gross internal floor area is 9,889 sqft (919 sqm).

### RENT

£72,500 Per Annum (plus VAT)

### RATEABLE VALUE

£37,250

### SERVICES

All mains services are available.

### EPC

The property has a rating of D84

### TENURE

By way of a new 10-year business lease.

### LEGAL FEES

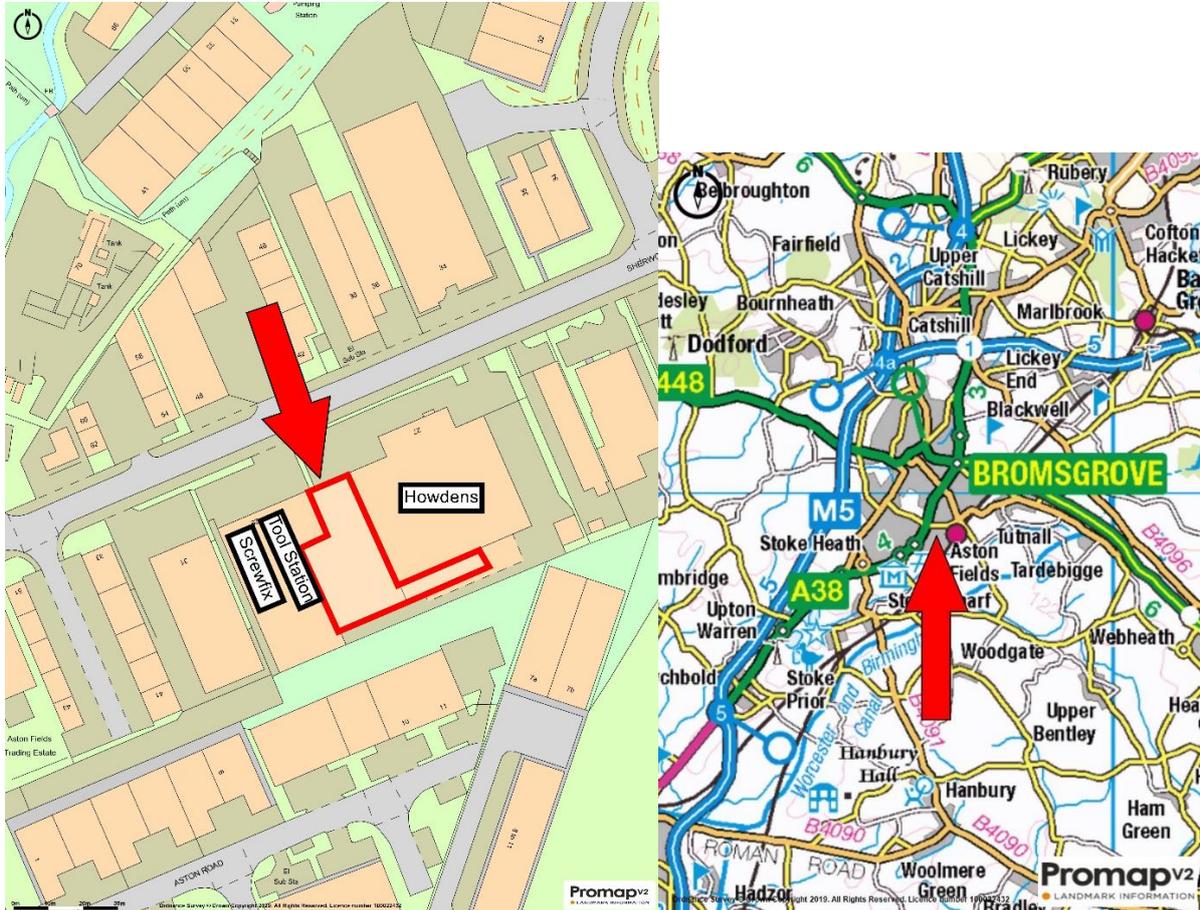
Each party to bear their own fees.

### VIEWING

Strictly by appointment with our office - 01527 584 242.



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