

# TO LET/FORSALE

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



**2,721 SQ FT (253 SQM)**

**MODERN OFFICE**

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

**£32,000 PER ANNUM (+ VAT)**

**PURCHASE PRICE £545,000**

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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 – Open plan Office with Meeting Room, WC and Kitchenette 1,606 sq ft.

Stairs ascending to –

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

The total Net Floor Area is 2,721 sq ft.

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 9 car parking spaces.

### RENT

£32,000 Per Annum (+VAT)

### PURCHASE PRICE

£545,000 (+ VAT)

### RATEABLE VALUE

TBC

### 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 or freehold.

### VIEWING

Strictly by appointment with our office - 01527 584 242.



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