

# TO LET

**10 E AND F BUNSTFORD PARK ROAD, BROMSGROVE,  
WORCESTERSHIRE, B60 3DX**



**1,372 TO 2,783 SQ FT**  
**VERSATILE OFFICE/BUSINESS UNIT**

- 1,372 to 2,783 SQ FT
- FULLY REFURBISHED
- GOOD MOTORWAY LINKS
- SPACE FOR 6 CARS
- HEATED, LIGHTED
- NEW LEASE

**FROM £15,000 PER ANNUM**  
**(+ VAT)**

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### DESCRIPTION

Situated at the head of a cul-de-sac, in an excellent Business Park location, 10E and 10F Buntsford Park are two-storey, brick-built unit offering a number of intriguing possibilities.

They can be be wholly Offices, part Offices and part Storage or part Offices and part Trade Counter.

The accommodation is being fully refurbished and is arranged as follows:

### Unit 10E – 1372 sqft

Ground Floor reception, 2No Offices, Store benefiting from roller-shutter door and separate Male and Female WCs. Stairs ascending to open-plan First Floor Offices.

### Unit 10F – 1411 sqft

Open-plan Ground Floor versatile accommodation benefitting from roller-shutter door, WC and Kitchenette. Stairs ascend to First Floor open-plan office.

Outside: Three formal parking spaces on brick paviour-surfaced forecourt are demised to each

unit creating a total of six spaces.

The offices can be combined to create a total of 2783 sqft.

### RATEABLE VALUE

10E and F - £17,250

### SERVICES

All mains services are believed to be available. Heating is provided by way of gas fired central heating.

### RENT

Each Unit is available at £15,000 per annum, plus VAT.

### TENURE

New 5-year Standard Business Leases.

### LEGAL FEES

Each party to bear their own costs

### EPC

TBC

### VIEWING

Strictly by appointment with our office - 01527 584 242



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