To Let

3 New Business Units (with part Retail consent)

53 Sherwood Road Bromsgrove B60 3DR

NICHOLAS BRETT & CO
Chartered Surveyors
TEL: 01527 875669
www.nicholasbrett.co.uk

- Rare opportunity on popular Aston Fields Trading Estate
- Easy access to A38, M5 and M42.
- 3 brand new B1 Business Units with part A1 retail consent
- Extensive shared customer car parking
- Sizes:-
  - Unit 5: 1,280 sq ft (119 sqm) + Mezzanine
  - Unit 6: 1,300 sq ft (121 sq m) + Mezzanine
  - Unit 7: 1,365 sq ft (127 sq m) + Mezzanine

Nicholas Brett & Co, Messenger House, Crown Close, Bromsgrove, Worcs B61 8DJ

Tel: 01527 875669 Fax: 01527 875512 Email: nick@nicholasbrett.co.uk

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Location

The property occupies a very prominent location within the popular and established Aston Fields Trading Estate.

It is situated on the corner of Aston Road and Sherwood Road just off the A38 and with easy access to the M5 and M42.

It is visible from Morrisons Superstore and PFS and is directly adjacent to Greggs, Bennetts Bathrooms and Jawel Paints.

Other occupiers close by include Aldi, Screwfix, Tool Station, Subway, Royal Mail Sorting Office and Enterprise.

Description*

The 3 new Business Units are of framed construction having brickwork to match the existing building with powder coated cladding above and an insulated metal cladding roof.

Each unit has a rear integral amenity block with storage and staff facilities area with potential mezzanine floor above which could be extended further subject to survey and usual consents.

The frontages and final specification can be designed to suit, subject to the usual consents.

All units will benefit from a large customer car park shared with neighbouring occupiers.

**The units could also be combined– further details available on request.*

Planning

Planning consent has been granted for the development of new B1 Business units with part A1 retail consent (up to 25% of overall space). It is envisaged a range of uses may be suitable.

A copy of the planning consent is available upon request.

Accommodation*

The units comprise of the following approximate gross internal areas:-

	Ground Floor	Mezzanine*
Unit 5:	**1,280 sq ft (119 sq m);**	**189 sq ft (18 sq m)**
Unit 6:	**1,300 sq ft (121 sq m);**	**281 sq ft (26 sq m)**
Unit 7:	**1,365 sq ft (127 sq m);**	**231 sq ft (21 sq m)**

Sizes shown of the Mezzanine is the area above the amenity block, subject to survey and usual consents the size of the Mezzanine could be extended.

**The units could also be combined– further details available on request.*

Lease

The units are available upon terms to be agreed.

Rent

Unit 5:	£18,000pa
Unit 6:	£18,000pa
Unit 7:	£18,000pa

Rent is exclusive of service charge and insurance rent.

VAT

VAT may be charged on the rent.

Rating Assessment

The units have not yet been assessed.

Energy Performance Certificate (EPC)

The units have not yet been assessed.

Viewing

Strictly by prior appointment with :-

Nicholas Brett & Co (See contact details)

Subject to Contract May 21 (revised)

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Interior of Unit 6

Interior of Unit 7

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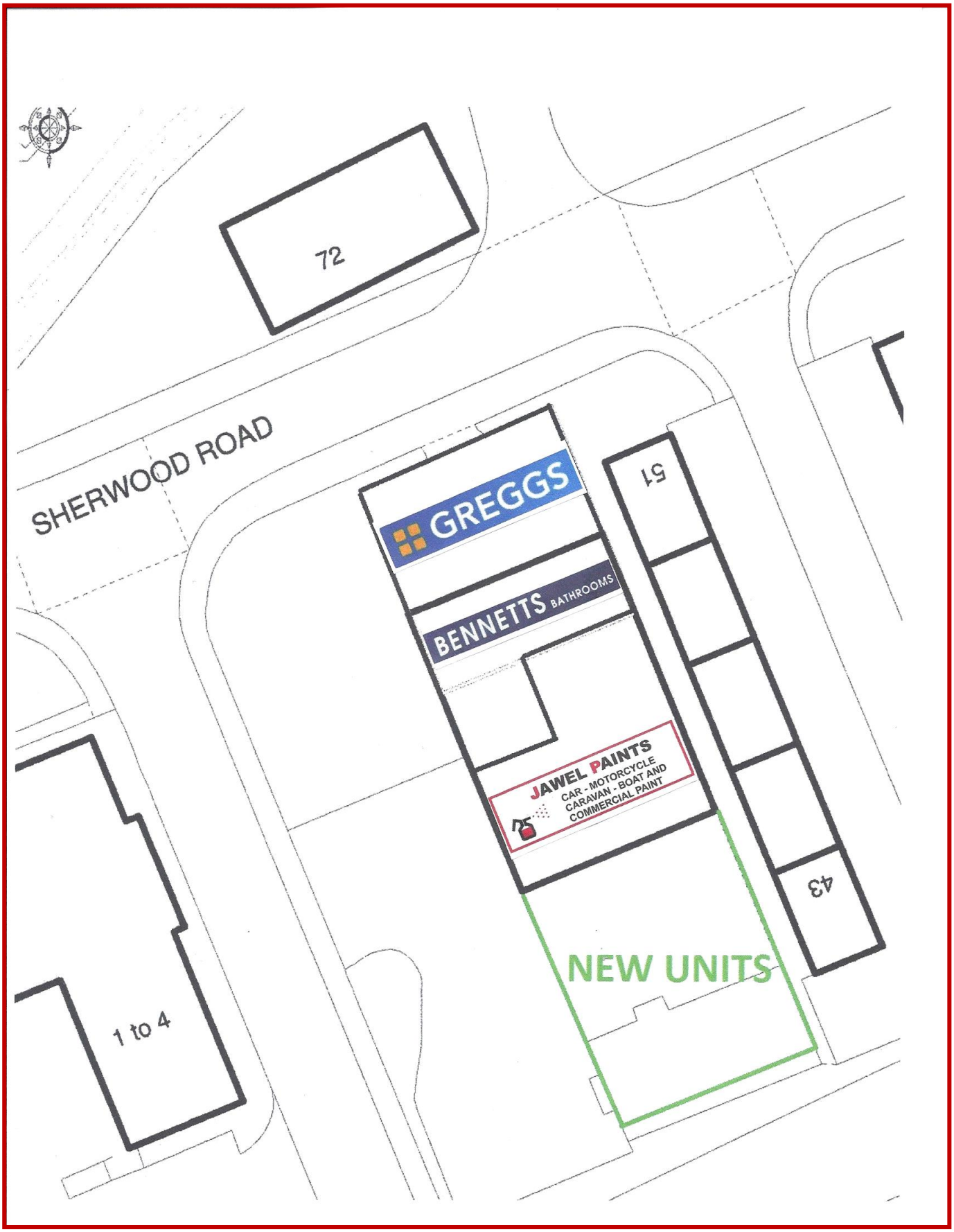

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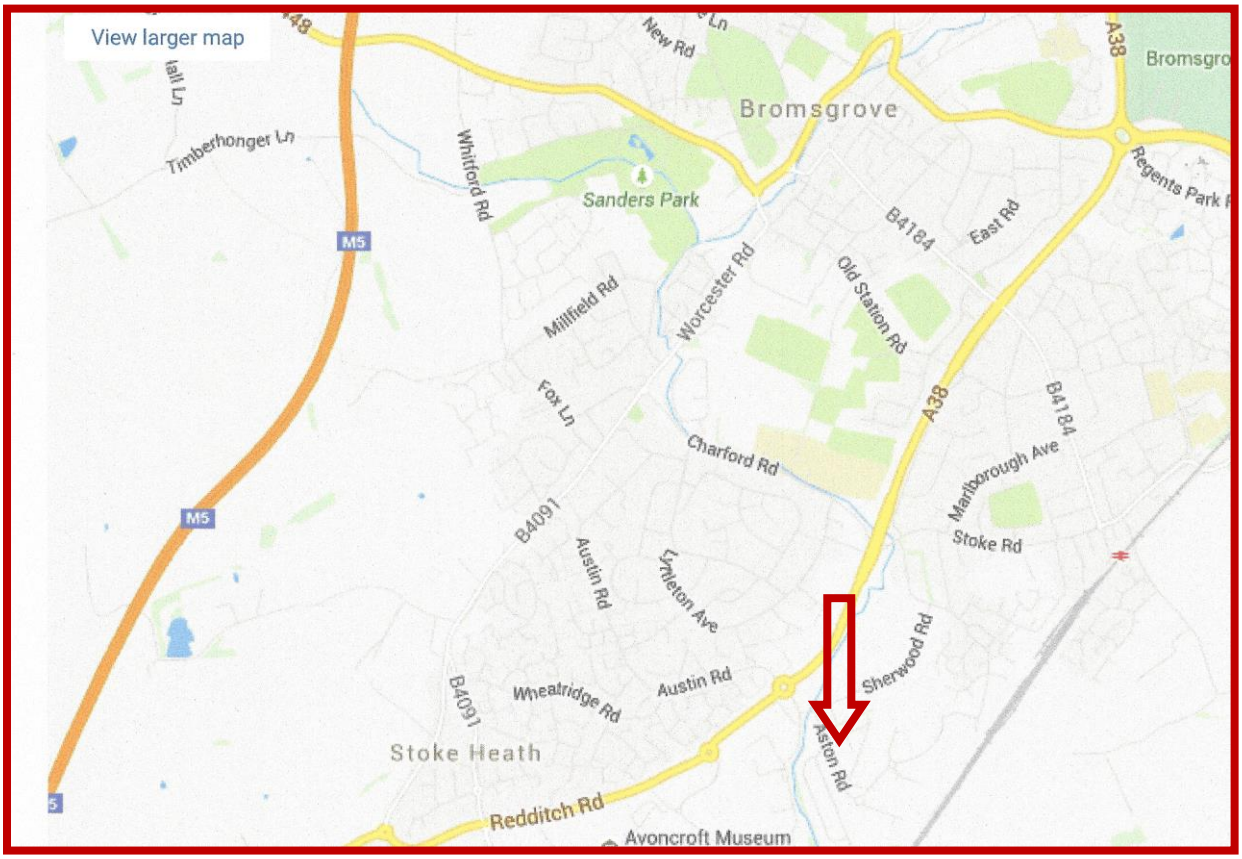

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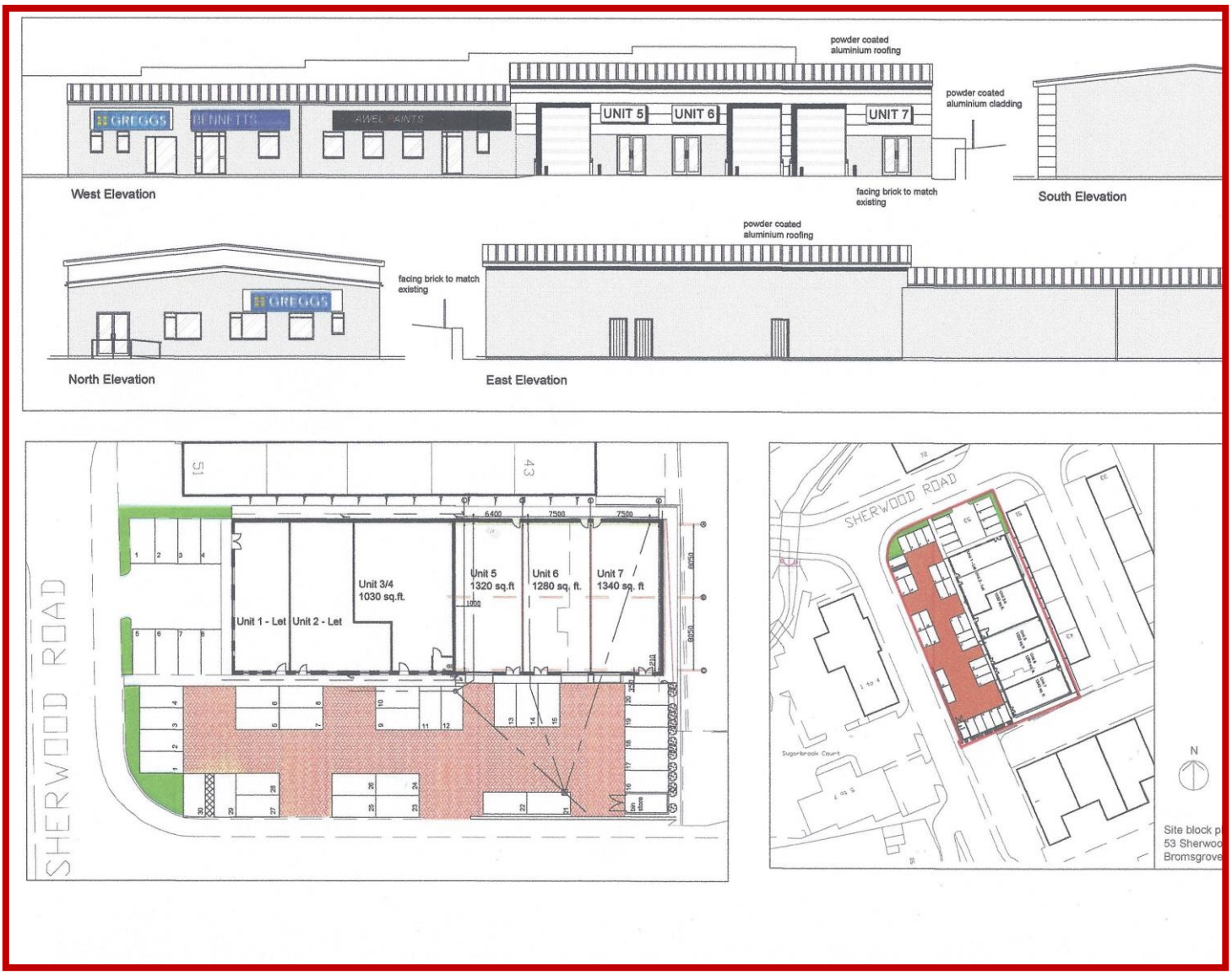

Not to scale (scale copies available on request)

These brief particulars have been prepared as Agent for our Client and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there should be no liability as a result of any error or omission in the particulars or any other information given.

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