

TO LET

Industrial/Warehouse Units With Offices
"Coming Soon"

2,279-4,562 Sq Ft (211.75-423.86 Sq M)



Units 9 & 10, Aston Fields T.E, Phase II,
Aston Road, Bromsgrove, B60 3EX

UNITS 9 & 10, ASTON FIELDS TRADING ESTATE



Units 9 & 10, Aston Fields Trading Estate,
Phase II, Aston Road, Bromsgrove, B60 3EX



Steel portal frame industrial/warehouse units located on a well established trading estate, approximately 3.3 miles from Junction 1 of the M42 northbound and 5 miles from Junction 4 of the M5.

- 2,279 - 4,562 sq ft (211.75 - 423.86 sq m)
- Available from September 2021
- To be refurbished
- Approximately 4.7m eaves height
- Roller shutter door and sectional up and over door, approximately 3.89m high x 3.94m wide
- Office and kitchenette facilities
- Parking available to the front of the units, with communal estate parking opposite
- Estate benefits from automated security gates to the front and fully monitored CCTV system



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Industrial/warehouse units with offices

Location

The units are located at the rear of Aston Fields Trading Estate. Aston Fields Trading Estate is situated on Aston Road, just off the main A38.

Access to Junction 1 of the M42 approximately 3.3 miles, Junction 4 of the M5 approximately 5 miles and Junction 5 of the M5 approximately 3.5 miles.

Description

The properties comprise industrial/warehouse units of steel portal frame construction surmounted by a steel profile roof.

The units benefit from:-

- Eaves height of approximately 4.7m.
- Roller shutter door and sectional up and over door, approximately 3.89m high x 3.94m wide.
- Office, kitchenette and WC facilities.
- Parking for approximately 6 vehicles to the front, along with adjacent communal parking.

The properties are to be refurbished.

Accommodation

Floor	Description	Sq M	Sq Ft
Unit 9	Industrial/ Warehouse	212.11	2,283
Unit 10	Industrial/ Warehouse	211.75	2,279
Total		423.86	4,562

NB. Units 9 & 10 can be let together or separately.

Rent

Unit 9 £17,700 per annum exclusive of VAT
Unit 10 £17,700 per annum exclusive of VAT

Tenure

The units are available by way of new full repairing and insuring leases for a term by negotiation.

Business Rates

Units 9 & 10 currently have a combined assessment:-
Rateable Value £21,750.00
Rates Payable £10,853.25

2021/2022 Rates Payable 49.9p in the £.

Services

We understand electricity, water and mains drainage are connected to the premises.

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Service Charge

A service charge is payable in respect of the upkeep of the common parts.

EPC

Unit 9 & Unit 10 - Energy Performance Rating D.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting..

Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT).

Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

Strictly by prior arrangement with Fisher German or our joint agents John Truslove 01527 584 242.



Licence Number - 100022432 - Not to Scale

UNITS 9 & 10, ASTON FIELDS TRADING ESTATE



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Approximate Travel Distances



Locations

- Junction 1 of M42 3.3 miles
- Bromsgrove town centre 2 miles
- Birmingham 17 miles

Sat Nav Post Code

- B60 3EX



Nearest station

- Bromsgrove 1.4 miles



Nearest Airport

- Birmingham Int 23 miles



Please Note

Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars dated March 2021. Photographs dated March 2021.

