

# TO LET

Leasehold

High Quality Light Industrial Unit

1,061 sq ft (99 sq m)



**Unit 9 Sanders Road Industrial Estate**  
Bromsgrove, B61 7DG



# Unit 9 Sanders Road Industrial Estate



## Unit 9 Sanders Road Industrial Estate, Bromsgrove, B61 7DG



### A single storey industrial warehouse unit with roller shutter door

- Central Bromsgrove location
- Parking spaces outside of unit
- Small office
- WC and small kitchen area



**Christian Prince - 07974 592623**



Christian.prince@fishergerman.co.uk



**Chantelle Evans - 07969 729665**



Chantelle.evans@fishergerman.co.uk



fishergerman.co.uk



## Approximate Travel Distances



### Locations

- Bromsgrove - 0.6 miles
- Worcester - 13 miles

### Sat Nav Post Code

- B61 7DG

### Location

Sanders Road Industrial Estate is located just to the south of Bromsgrove Town Centre and was developed by Messrs Weaver. Constructed to a very high quality, the Estate consists of twenty-two units in landscaped grounds with good road access. The Estate is within walking distance of Bromsgrove Town Centre and is very convenient for staff living within the area. The Estate has remained consistently well let and vacancies are rare.

### Description

Unit 9 is of steel frame construction with brick and block infill and a cladded roof. At the front of the property there is an electric roller shutter door and pedestrian door. The unit benefits from having a WC facility & Kitchenette to the rear.

### Accommodation

Description	Sq M	Sq Ft
Warehouse	99	1,061

### Guide Rental

£9,500 per annum exclusive

### Tenure

The property is available to let by way of a new formal business lease for a term of years to be negotiated, subject to satisfactory references.

### Business Rates

Rateable Value £7,200  
Rates Payable £3,592.80

2021/2022 Rates Payable 49.9p in the £

\*The Rateable Value of this unit falls below the full small business rates relief threshold of £12,000 pa. Businesses who only use one property will therefore receive full rates relief. Other businesses with multiple properties may also receive discounts subject to circumstances.

### Services

Mains gas, water, electricity and drainage are all available on site.

### Legal Costs

New tenant to cover legal costs.

### Service Charge

The building forms part of a multi let estate and therefore the Tenant will be responsible for the payment of a service charge.  
Approx £600 + VAT per annum.

### Insurance

The Landlord insures the property and recovers the cost from the Tenant.

### EPC

Energy Performance Rating TBC.

### References/Deposit

The successful Tenant will need to provide satisfactory references for approval.

The Landlord may also request a 3/6 month deposit.

### Anti Money Laundering

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

### VAT

VAT is chargeable in respect of this transaction.

### Viewings

By prior arrangement with the agent.



#### 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 November 2021. Photographs dated December 2021.

