

FOR SALE

5 SUGARBROOK COURT
ASTON ROAD, BROMGROVE, B60 3EX



OFFICE PREMISES WITH CAR PARKING
1,635 sq ft (151.86 sq m) (Approx. Net Internal Area)

- Well-established business area
- Road frontage
- Car parking

LOCATION

The property forms part of the Sugarbrook Court office development on Aston Road, Bromsgrove, and is surrounded by other office developments, industrial estates, and local amenities.

Bromsgrove Town Centre is approximately 2 miles North and benefits from both a train and bus station.

Birmingham City Centre is approximately 16 miles North-East and Worcester City Centre is approximately 15 miles South-West both via the A38 and M5 Motorway. The A38 is accessed a short distance from Aston Road; M5 access is provided nearby at both Junctions 4 and 5.

DESCRIPTION

The property comprises a brick-built two-storey office with car parking to the front.

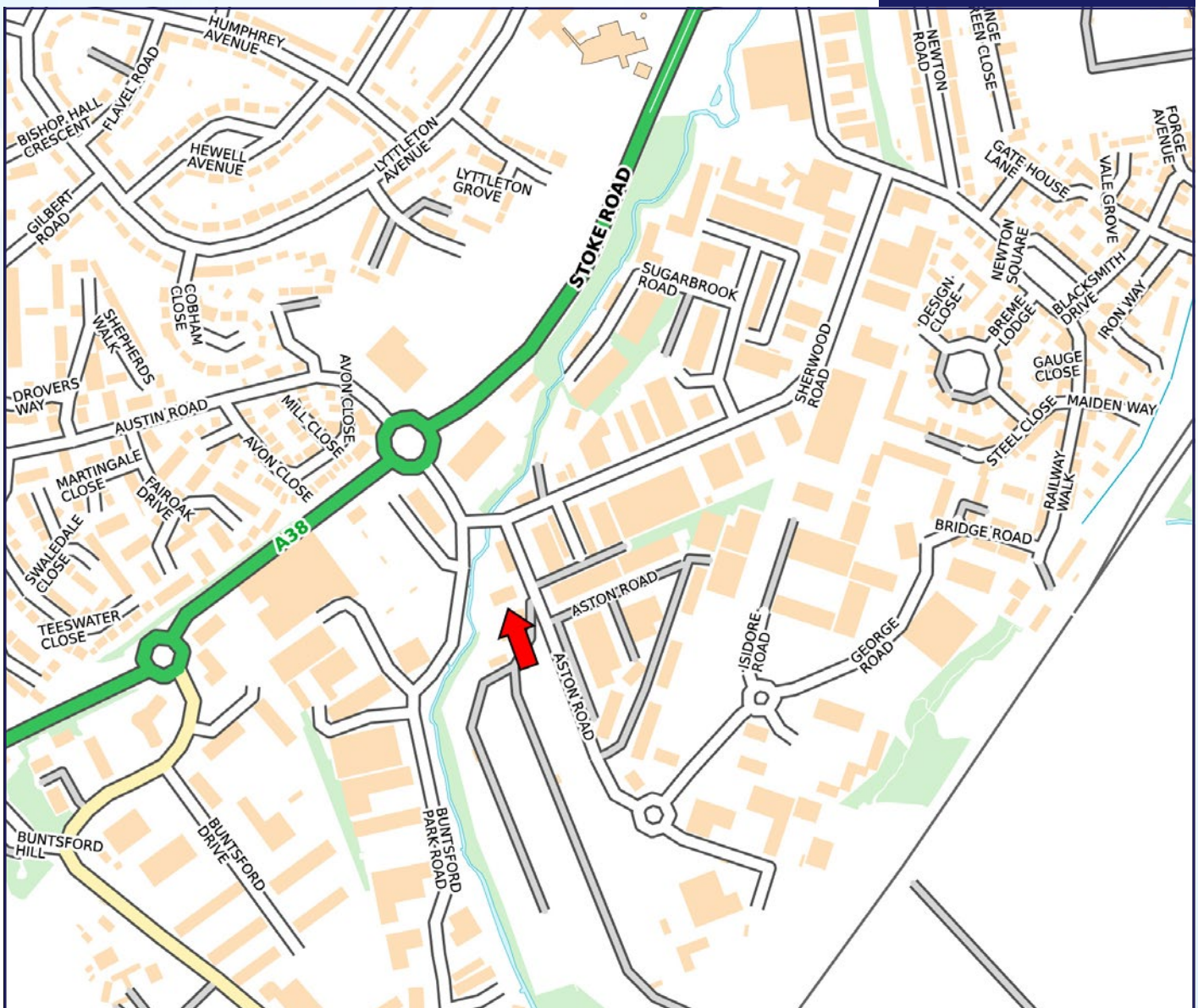
The main ground floor access is from the car park. An entrance area is provided, leading to a mainly open plan office with 2 cellular offices/meeting rooms, a kitchenette and W.C facilities. A staircase to the rear of the ground floor provides access to the first floor which provides further open plan accommodation with 1 additional cellular office/meeting room and W.C facilities.

The property has a suspended ceiling with recessed lighting to the ground floor and strip lighting to the first floor and carpet tiles and radiator heating throughout.

Externally, a block paved private car park is provided directly in-front of the property.

6 car parking spaces

POSTCODE: B60 3EX



ACCOMMODATION

	SQ M	SQ FT
Ground floor	80.98	872
First floor	70.88	763
TOTAL Approx. Net Internal Area	151.86	1,635

BUSINESS RATES

Rateable Value (2023): £15,250

EPC

Rating: C (59)

TENURE

The property is available on a freehold basis with vacant possession.

PRICE

£295,000 (exclusive)

SERVICES

The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

LEGAL COSTS

Each party to bear their own legal costs incurred in a transaction.

VAT

All prices quoted are exclusive of VAT, which may be chargeable.

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/leasing entity.



VIEWING Strictly via sole agents

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SUBJECT TO CONTRACT Ref: G008121 Date: 10/25

Harris Lamb Limited Conditions under which particulars are issued.

Messrs. Harris Lamb Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are given notice that:

(i) The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.

(ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any

intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.

(iii) No person in the employment of Messrs. Harris Lamb or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.

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