

FOR SALE

4 SUGARBROOK COURT
ASTON ROAD, BROMSGROVE B60 3EX



OFFICE PREMISES WITH CAR PARKING
1,589 sq ft (147.61 sq m) (Approx. Total Net Internal Area)

- Well established business area
- Self-contained
- 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 distant from Aston Road; M5 access is provided nearby at both Junctions 4 and 5.

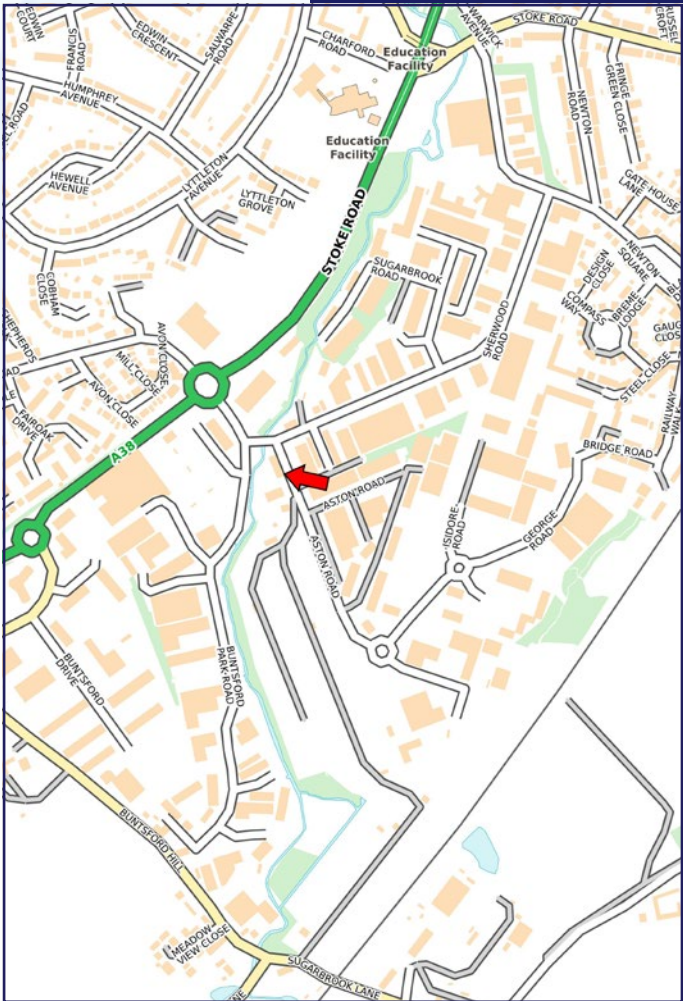
DESCRIPTION

The property comprises a brick-built three-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. A staircase is also provided from the entrance area leading to the first and second floors. The first floor provides further open plan accommodation, and the second floor provides cellular accommodation. The property has suspended ceilings with recessed lighting to the ground and first floor with strip lighting to the second floor. Carpet tiles and electric heat pumps are provided throughout. Kitchenette and W.C facilities are provided on each floor. Externally, a block paved private car park is provided directly to the front and side of the property. 7 car parking spaces are provided.

ACCOMMODATION

	SQ M	SQ FT
Ground Floor	45.52	490
First Floor	46.71	503
Second Floor	55.38	596
TOTAL Approx. Net Internal Area	147.61	1,589

POSTCODE: B60 3EX



BUSINESS RATES

Rateable Value (2026):

Ground and 1st floors - £16,000

2nd floor - £6,800

EPC

B (32)

TENURE

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

PRICE

£285,000 (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 and leasing property. Before a business relationship can be formed, we will request proof of identification for the leasing / purchasing entity.



VIEWING Strictly via sole agents

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SUBJECT TO CONTRACT Ref: G008132 Date: 02/26

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 lessees 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.

(iv) All rentals and prices are quoted exclusive of VAT. (v) Harris Lamb is the trading name of Harris Lamb Limited.