

# To Let

# GJS | Dillon

The Commercial Property Consultants



Second Floor Offices 42b Worcester Road, Bromsgrove B61 7AE

## Town Centre Office Accommodation

- 441 sq ft (40.94 sq m) NIA
- Located within 100 yards of Bromsgrove High Street
- Flexible lease terms available
- Excellent links to the M5 and M42 motorways
- Fully refurbished throughout
- Ideally suited for start-up businesses

Viewing and further information: call us on **01527 872525**  
[www.GJSDillon.co.uk](http://www.GJSDillon.co.uk)

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## Second Floor Offices 42b Worcester Road, Bromsgrove B61 7AE

### Location

The property is situated in a prominent position fronting Worcester Road in the middle of Bromsgrove town centre. Major nearby national retailers and office occupiers include West Bromwich Building Society, WH Smith and Boots the Chemist and situated close by is Waitrose Supermarket.

### Description

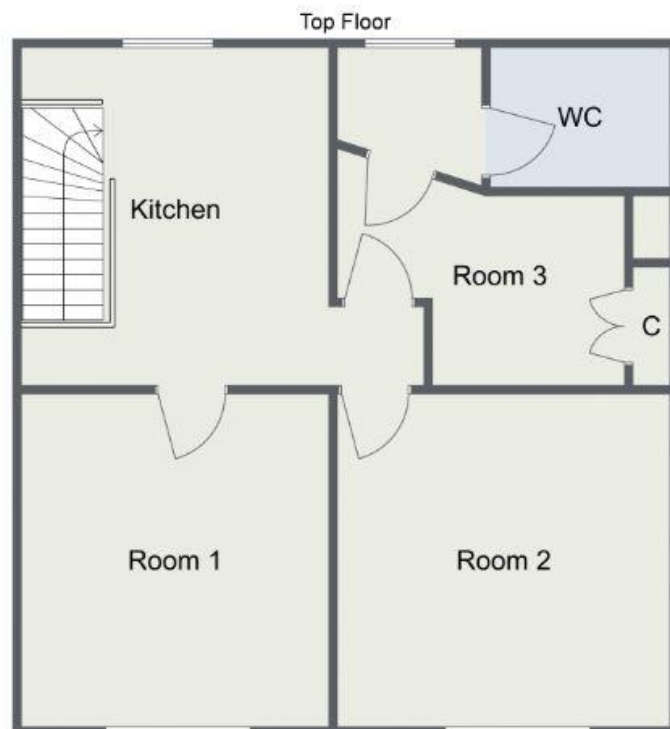
The office suite is situated on the second floor with a separate ground floor doorway giving access from Worcester Road. The offices have been fully refurbished including new electrics, heating and lighting. The accommodation comprises a self-contained second floor office, comprising a main reception/kitchen area, two private offices, staff room and WC facilities.

### Tenure

The property is available on a new business lease on a term to be agreed with flexible lease terms available.

### Energy Performance Certificate (EPC)

The property has an energy performance rating of D



### Guide Rental £350 per calendar month

### VAT

All prices, premiums and rents etc are quoted exclusive of, but may be subject to VAT at the prevailing rate.

### Rating Assessment

Rateable Value	£1,950
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*If this is your only business premises, then the offices will likely be subject to small business rates relief.*

### Legal Costs

The incoming tenant will be responsible for the preparation of a Law Society Lease. Price on asking.

These particulars are not to form part of a sale/letting contract and may be subject to errors and/or omissions therefore prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the sale/letting contract documentation or left in situ and gratis upon completion. Prospective purchasers/tenants are instructed to seek validation of all such matters prior to expressing any formal intent to purchase/lease. The property is sold/let subject to any rights of way, easements, wayleaves, covenants, any other issues or planning matters which may affect the legal title. Consequently, prospective purchasers/tenants are advised to seek validation of all above matters, prior to expressing any formal intent to purchase/lease.

**Viewing and further information:**  
call 01527 872525/01905 676169

**Charlie Green**  
charlottegreen@gjsdillon.co.uk

**Andrew Lewis**  
andrewlewis@gjsdillon.co.uk

**GJS | Dillon**  
The Commercial Property Consultants

Embedded in the business community, we are experts in our field:  
changing the way commercial property is perceived in our region

