

**TO LET**

## Ground Floor Office Suite



**Bartleet House**  
**165A Birmingham Road**  
**Bromsgrove**  
**B61 0DJ**

- 1,427 sq ft (132.58 sq m) NIA
- Self-contained office accommodation
- Attractive Georgian style building
- Dedicated toilet and kitchen facilities
- 7 allocated on site car parking spaces



# Bartleet House, 165A Birmingham Road, Bromsgrove B61 0DJ

## Location:

Bartleet House is situated in a prominent position on the main Birmingham Road leading into Bromsgrove town centre.

Bromsgrove is a traditional Worcestershire market town situated approximately 13 miles to the south west of Birmingham, 12 miles to the north of Worcester and 7 miles to the west of Redditch. The town has an excellent motorway access with Junction 1 of the M42 and Junction 4 of the M5 being within approximately 3 miles of the town centre and Junction 5 of M5 motorway being within 4 miles of the town centre.

## Description:

The property comprises a fully refurbished three storey office building which provides a good mix between large open plan office areas and smaller private offices and meeting rooms.

## Accommodation:

Ground floor right suite 1,427 sq ft (132.58 sq m) NIA

The accommodation on the right ground floor more particularly comprise the following:

- Full central heating
- Cat II lighting
- Perimeter trunking
- Dedicated toilet and kitchen facilities
- Window security bars
- 7 allocated car parking spaces

## Energy Performance Certificate (EPC):

The property has an energy performance rating of D

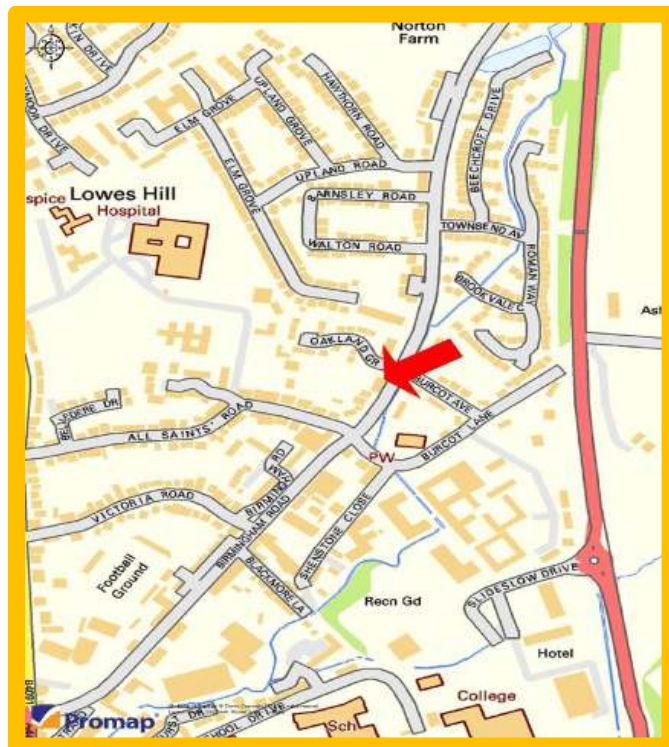
## Tenure:

Leasehold.

The accommodation is available on a new business lease for a term of years to be agreed.

## Legal Costs:

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



## Guide Rent:

£12 per sq ft exclusive

## Service Charge:

A service charge will be payable to cover the maintenance of the interior and exterior communal areas of the premises.

## Rateable Value:

The property is currently listed with Bromsgrove District Council and interested parties should make their enquiries direct by telephone or via the Valuation Office web site on [www.voa.gov.uk](http://www.voa.gov.uk).

## Viewing and Further Information:

Strictly by prior appointment with the sole agents:

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