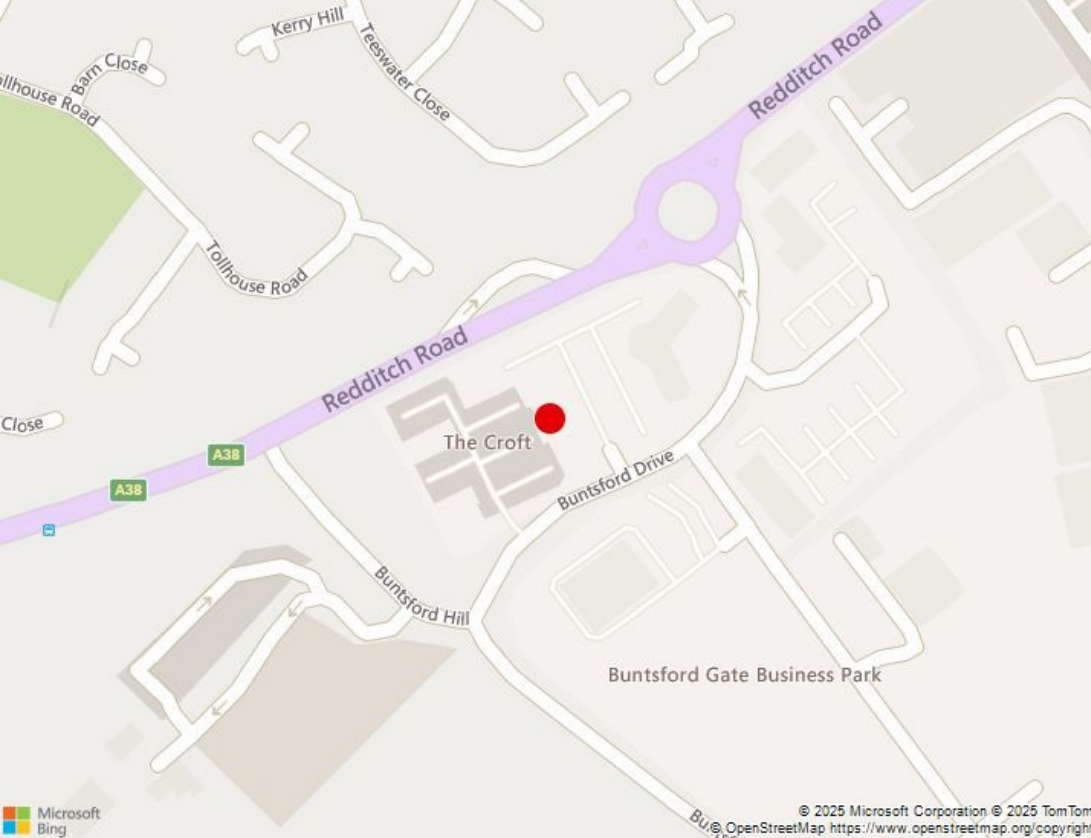


MODERN OFFICE TO LET/ FOR SALE

Unit 3, The Croft, Buntsford Gate Business Park, Bromsgrove, Worcestershire, B60 4JE

1,997 SqFt (185.52 SqM) | £315,000 Guide Price / £14.00 per sq ft pax





KEY FEATURES

- Located on established business park
- Available Freehold or Leasehold
- Modern accommodation with suspended ceilings, raised flooring, and perimeter trunking
- Situated 4 miles away from M5 Motorway
- Close to Bromsgrove town centre and local amenities
- [Virtual Tour click here](#)

LOCATION

The Croft is a modern office development situated to the Southeast of Bromsgrove Town Centre and conveniently located for access to the Midlands motorway network at J5 of the M5 Motorway approximately 4 miles away, and J1 of the M42 via the A38 3 miles away. Birmingham is situated approximately 13 miles to the North and Worcester lies approximately 10 miles to the South.

DESCRIPTION

The property comprises a modern terraced office building within an established business park. The accommodation is arranged over two floors and can be accessed via two separate entrances allowing for splitting the floor if required, and opening into a predominantly open plan office with kitchenette and disabled WC on the ground floor with a small partitioned meeting room and server/comms room. This is further accompanied by male and female toilets to the first floor, complimented by another open plan office area. The property benefits from 9 car parking spaces and raised flooring, suspended ceilings, carpet tile covering, double glazing and perimeter trunking.



Area	SqFt	SqM
Ground Floor	1,013	94.11
First Floor	984	91.41

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TERMS

The property is available Freehold with vacant possession. Alternatively, the property can be let for a term of 5 years or multiple thereof, with incentives available.

ASKING PRICE / RENT

£315,000 Guide Price / £14.00 per sq ft pax

SERVICE CHARGE

A small Service Charge is payable towards the cost of maintaining the Buntsford Gate Business Park. Further details are available on request.

EPC

A full copy of the Energy Performance Certificate is available upon request.

BUSINESS RATES

To be reassessed.

MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

LEGAL COSTS

Each party is to bear their own costs within this transaction.

VAT

All figures quoted are exclusive of VAT which may be payable.

VIEWING

Strictly by prior appointment, please contact:



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