



UNIT 3 27-29 SHERWOOD ROAD
ASTON FIELDS, BROMSGROVE, B60 3DR
9,889 SQ FT (919 SQ M) - PROMINENT TRADE COUNTER/SHOWROOM UNIT



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Location

The property is located in a prominent position on Sherwood Road, providing direct access to the A38 Bromsgrove Bypass. The A38 provides access to M42 J1 which in turn provides access to the M6, M5 and M40 Motorway networks.

The surrounding area has a number of established trade occupiers, including Screwfix, Toolstation and Howdens.

Description

The premises offers a modern trade counter/showroom unit in a prominent roadside location. The unit has been extensively refurbished and benefits from a recently installed fully glazed frontage.

The property benefits from a single rear roller shutter door, with customer parking to the front of the property, with unrestricted on-street parking available on Sherwood Road.

The building is available in 'shell' specification, with no internal offices or W/C facilities fitted.

Schedule of accommodation

We have been provided with measurements for the building as set out below:

Description	Area (sq ft)	Area (sq m)
Warehouse	9,889	919
Total GIA	9,889	919

Business Rates

RV (2017): £37,250
Warehouse and Premises

EPC

The property has a rating of D84.

A copy of the EPC is available upon request.

Terms

A new lease is available at an asking rent of:

£72,500 per annum
(Seventy Two Thousand Five Hundred Pounds)

Viewing

By appointment through the joint agents. For any further information regarding the property, please contact:

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COMMERCIAL PROPERTY CONSULTANTS

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