



# TO LET / MAY SELL

INDUSTRIAL / WAREHOUSE PREMISES WITH OFFICES

27-29 SHERWOOD ROAD  
BROMSGROVE B60 3DR



**9,061 – 42,431 sq.ft. (841.78 – 3941.85 sq.m)**  
Approx. Gross Internal Area

- Prominent Position Fronting Sherwood Road
- Eaves Height Extending To Approximately 5.48 Metres (18ft)
- Site Area Totalling Approximately 1.5 Acres (0.607 Hectares)
  - May Sub-Divide





**LOCATION:**

The premises is prominently situated fronting Sherwood Road within the Aston Fields Trading Estate.

Bromsgrove town centre is approximately 1 mile to the north, with motorway access via junction 1 of the M42 approximately 3 miles to the north and junction 5 of the M5 motorway approximately 5 miles to the south east.

**DESCRIPTION:**

The premises comprise of two main buildings, with a covered link-way offering access and additional storage/loading/unloading.

The main former press shop part of the premises, located to the eastern end of the site comprises a building of portal framed construction with brick/clad elevations, surmounted by a lined roof. Internally it has a concrete floor, gas blower heaters and lighting by way of sodium lamps. The minimum eaves height extends to approximately 5.83 metres.

To the northern elevation of the above is a two storey office block of brick construction which offer integral WC facilities. The offices are heated by a separate gas fired central heating system.

To the western elevation of the Main Press Shop, is a covered link-way, which provides a change in floor levels and offers access to the former Machining and Assembly Building. This section has brick/clad elevations, a concrete floor, an eaves height ranging from 3.7 to 5.8 metres and a lined mono pitched profile clad roof incorporating translucent roof lights. Heating is by way of a gas blower heater and is lit by way of suspended fluorescent strip tubes. Additionally, there is a small integral office to the north western elevation of the building, incorporating a WC facility.

Access to the premises is offered via 3 roller shutter doors, 1 to the eastern elevation of the main building, with 2 additional roller shutter doors to the northern elevation .

Externally there is a tarmac surfaced car parking and loading/unloading area to the northern elevation of both buildings, together with a yard and dispatch area to the eastern elevation of the main building.

**ACCOMMODATION:**

Approximate Gross Internal Areas:

	sq. m.	sq. ft.
Main Press Shop	2,159.33	23,243
Two Storey Offices	252.00	2,713
Covered Link-Way (Incorporating canteen area)	688.74	7,414
Machining and Assembly Building	841.78	9,061
<b>Total G.I.A.</b>	<b>3,941.85</b>	<b>42,431</b>

**TENURE:**

The premises is currently held by way of two long leases as follows. ▶ ▶ ▶ ▶ ▶

The Main Press Shop area of the site is currently held on a long leasehold basis for a term of 75 years from 6th August 1976.

The Machining and Assembly section of the premises is currently held on a long leasehold basis for a period of 75 years from 25th April 1984.

The site is available by way of a new full repairing and insuring lease, for a term of years to be agreed.

Alternatively, the premises may be available by way of an assignment of the existing lease.

**RENTAL/PRICE:**

Rental: £120,000 per annum.  
Long Leasehold/freehold: Price on Application

**RATES:**

Rateable Value 2005: £149,000.

**LEGAL COSTS:**

Each party to bear their own legal costs incurred in the transaction.

**VAT:**

All prices quoted are exclusive of VAT, which may be chargeable.



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Not to Scale. For Identification Purposes Only. Boundaries Marked Are Approximate.

**VIEWING:**

Strictly via sole agents:

**Harris Lamb Property Consultancy**

**Nick Aylett**  
01905 22666

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0121 455 9455

**Ref: G1081**  
**Date: November 2009**

**Subject To Contract**