

TO LET / FOR SALE
NEW HIGH QUALITY BUSINESS UNITS
1,402 to 5,378 SQ FT



Sapphire Court

+ Bromsgrove + 3 miles M42 / M5 + High specification
+ Sustainable BREEAM 'Very Good' + 6m to eaves

LOCATION

- + Sapphire Court is located on Bromsgrove Technology Park, to the south of Bromsgrove town centre and accessed via Aston Road which links to the A38 Bromsgrove Eastern Bypass.

The A38 provides access to J5 of the M5 (3.5 miles South) and J1 of the M42 (3 miles North).

DESCRIPTION

- + The first phase of the scheme comprises 13 individual high quality business units constructed in three terraces and provides units ranging in size from 1,402 to 5,378 sq ft.

The units have been constructed to a high specification, achieving a BREEAM 'Very Good' sustainable standard in a high quality, secure and managed business environment.

Each unit is self contained and benefits from the following specification:

- + Single loading door
- + Separate pedestrian entrance
- + 6m clear height (capable of accommodating a mezzanine floor)
- + Designated car parking spaces
- + Floor loading 40 kN per sq m
- + Power availability to units ranges from 15 kVA (22 amps) to 40 kVA (58 amps) with a three phase supply
- + Office and warehouse lighting provided to current CIBSE guidelines
- + Each unit has a Fire Alarm system installed to current BS 5839 Part 1 1998
- + Each unit has an Intruder Alarm system designed to be remotely monitored and installed to NACOSS/ NSI certification.

The site will be fully managed to include designated car parking, landscaping and CCTV.

PHASING

- + Phase 1 comprises units C1 - C6, D1 - D3, and F1 - F4. All other blocks are shown to reflect the current planning consent. Variations might be made in terms of proposed sizes/layouts (subject to planning consent).

USE

- + The units have planning permission for B1 (b), B1 (c), B2, and B8 uses.

TENURE

- + The units are available to purchase on the basis of a 999 year ground lease or to rent on an occupational leasehold basis.

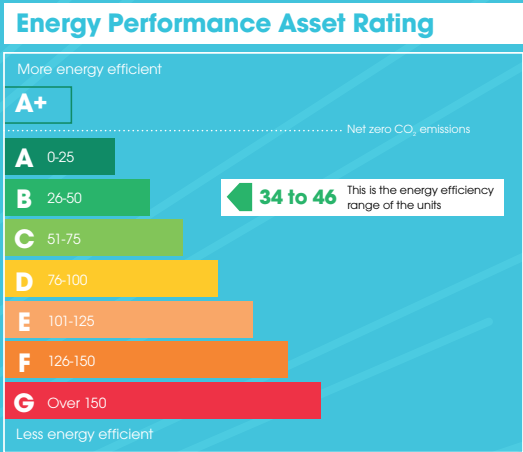
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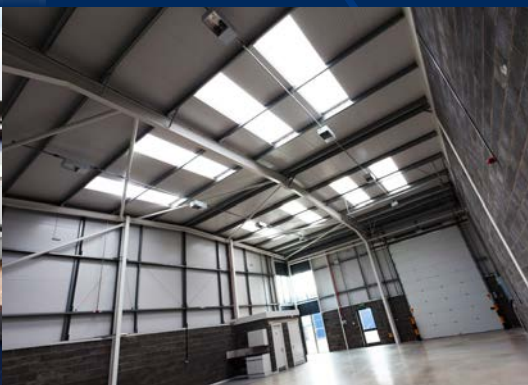
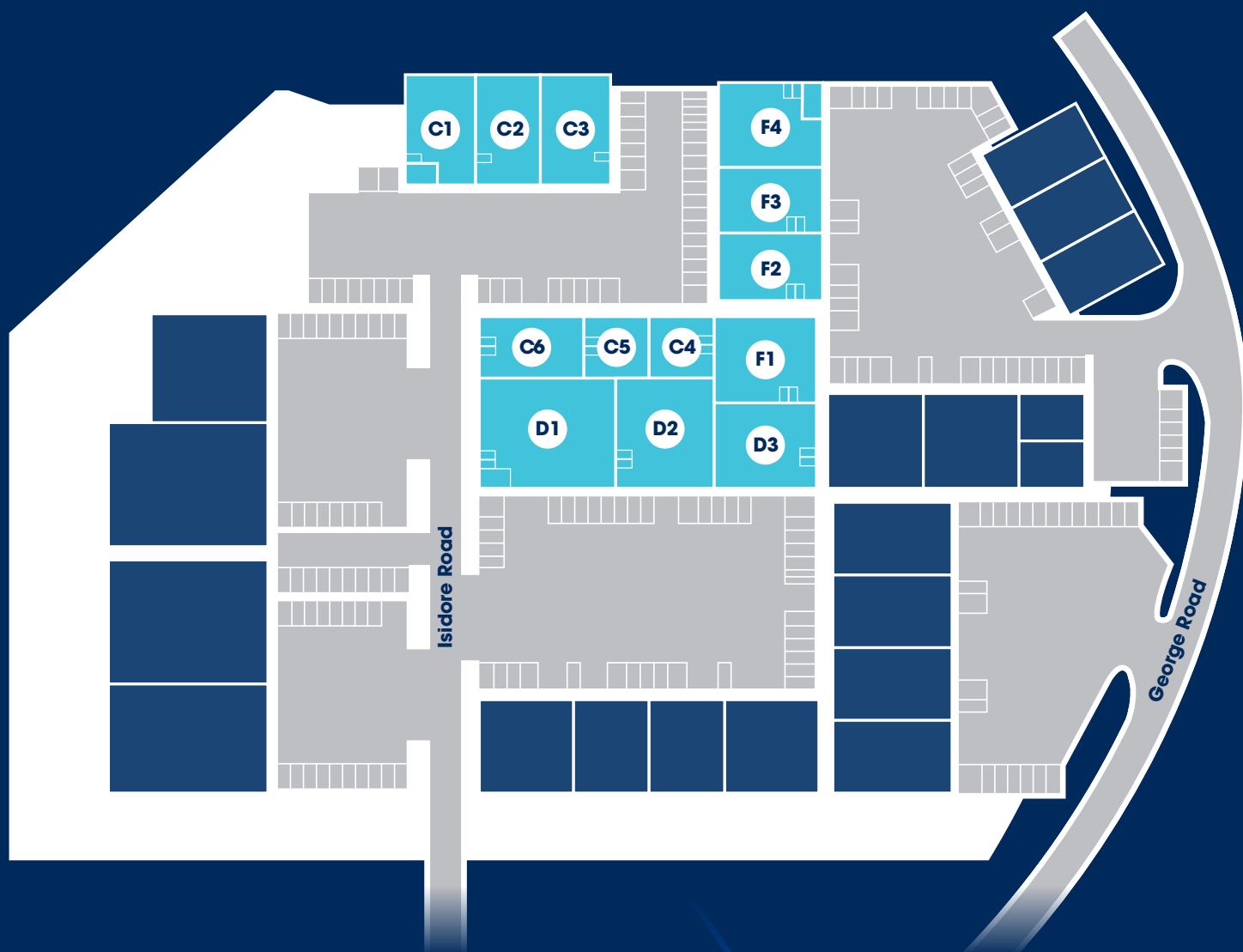
- + VAT will be payable at the foregoing rate.

SERVICE CHARGE

- + An annual service charge will be payable as a contribution towards those costs associated with the management and maintenance of the common areas.

EPC





Schedule of availability:

Unit	Warehouse (sq ft)	Office (sq ft)	Total (sq ft)
C1	2,370	214	2,584
C2	2,440	N/A	2,440
C3	2,591	N/A	2,591
C4	1,405	N/A	1,405
C5	1,402	N/A	1,402
C6	2,251	N/A	2,251

Unit	Warehouse (sq ft)	Office (sq ft)	Total (sq ft)
D1	5,162	216	5,378
D2	3,847	N/A	3,847
D3	3,165	N/A	3,165
F1	3,173	N/A	3,173
F2	2,451	N/A	2,451
F3	2,378	N/A	2,378
F4	2,833	222	3,055

DIRECTIONS

- + The site is located in close proximity to the A38 (Stoke Road) which runs between junctions 1 of the M42 and junction 5 of the M5 motorways.

The route is signposted from the A38, which takes you from the Morrisons/Aldi roundabout into Sherwood Road. Take the first turning on the left (remaining on Sherwood Road) and then the first turning on the right into Aston Road, drive the full length of Aston Road and at the roundabout located at the far end take the first exit (George Road), which leads to a second roundabout, take the first exit onto Isidore Road which leads to Sapphire Court located on Bromsgrove Technology Park.



SAT NAV: B60 3EX

Destination	Distance	Time
Bromsgrove Railway Station	1 mile	4 mins
Bromsgrove Bus Station	2 miles	6 mins
Redditch	7 miles	17 mins
Kidderminster	11 miles	22 mins
Worcester	15 miles	27 mins
Birmingham International Airport/NEC	24 miles	31 mins
Birmingham City Centre	15 miles	35 mins
Coventry	32 miles	45 mins
Bristol	72 miles	1hr 21 mins
Manchester	97 miles	2hrs
London	136 miles	2hrs 30mins

www.pxpwestmidlands.co.uk/sapphirecourt

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0845 054 0466
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For enquiries contact:

