

Industrial

# A2 | SAPPHIRE COURT

Isidore Road, Bromsgrove, B60 3ET



## A2 | 7,101 SQ FT

### Industrial Unit with Office

Located in the well maintained Sapphire Court, Unit A2 offers high-quality refurbished industrial space featuring with 7m eaves height, modern LED lighting, roof lights, office accommodation, and dedicated car parking, making an ideal setting for setting for businesses seeking premium, efficient warehouse facilities. The unit benefits from outstanding transport connectivity, with swift access to Junction 5 of the M5 (3.5 miles away) and Junction 1 of the M42 (3 miles away) providing direct links to the South West, the Midlands, and the wider national motorway network. Unit A2 Sapphire Court is a prime industrial unit designed to support and enhance your business needs.



Lease Type	New
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### Unit Summary

- Dedicated Car Parking
- Office Accommodation
- Secure Estate
- Electric Roller Shutter Door
- LED Lighting
- Roof Lights

### Occupational Costs

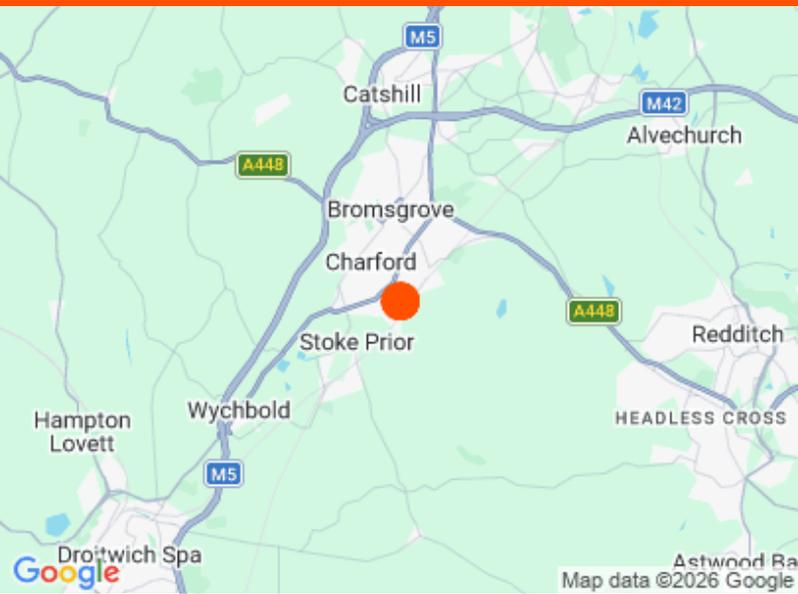
	Per Annum	Per Sq Ft
Rent	£69,000.00	£9.72
Rates	£22,330.25	£3.14
Maintenance Charge	£10,651.50	£1.50
Insurance	£1,420.20	£0.20
<b>Total Cost</b>	<b>£103,401.95</b>	<b>£14.56</b>

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

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## Location

The site is located on Bromsgrove Enterprise 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).



Road  
M5: 3 miles



Airport  
Birmingham: 23 miles



Rail  
Bromsgrove: 1 mile

## Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	A (21)

## Key Contact



**Jack Dutton**  
Asset Manager

"Jack is an Asset Manager based in the South."



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