

To Let

Self-contained offices

**The Old Courthouse,  
The Crescent,  
Bromsgrove,  
B60 2DF**



**Approximately 2,795 sq ft (259.70 sq m)**

- Self-contained office accommodation
- Bespoke feature mezzanine office area
- Within walking distance of Bromsgrove Town Centre
- On site car parking

## Location

The property is located on the corner of The Crescent/Ednall Lane in Bromsgrove. The property also benefits from being within close proximity of Bromsgrove town centre, junctions 4 and 5 of the M5 motorway and junction 1 of the M42 motorway are approximately two miles distant giving access to the Midlands motorway network.

Birmingham City Centre is situated approximately 13 miles to the north and Worcester City Centre is situated approximately 10 miles to the south.

## Description

The premises comprise a self-contained two storey building of brick construction which previously formed part of the old Courthouse.

The space has been converted to stunning modern office space whilst maintaining many of the buildings original features.

## Specification

The property benefits from the following specification:

- Modern category II lighting
- Gas fired central heating
- Perimeter wall trunking
- Open plan and cellular office accommodation
- On site, allocated car parking
- Kitchen facilities
- Male and female WC's

## Accommodation

The Old Courthouse comprises 2,795 sq ft (259.70 sq m)

## Car Parking

The building has the benefit of 5 on site car parking spaces.

## Tenure

The accommodation is available on a new lease for a term of years to be agreed.

## Rent

£30,000 per annum exclusive.

## Business Rates

The property has a rateable value of £19,500 with rates payable of circa £9,400 (2018/19).

## Legal Costs

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

## VAT

All prices, premiums and rents etc are quoted exclusive of, but may be subject to VAT at the prevailing rate.

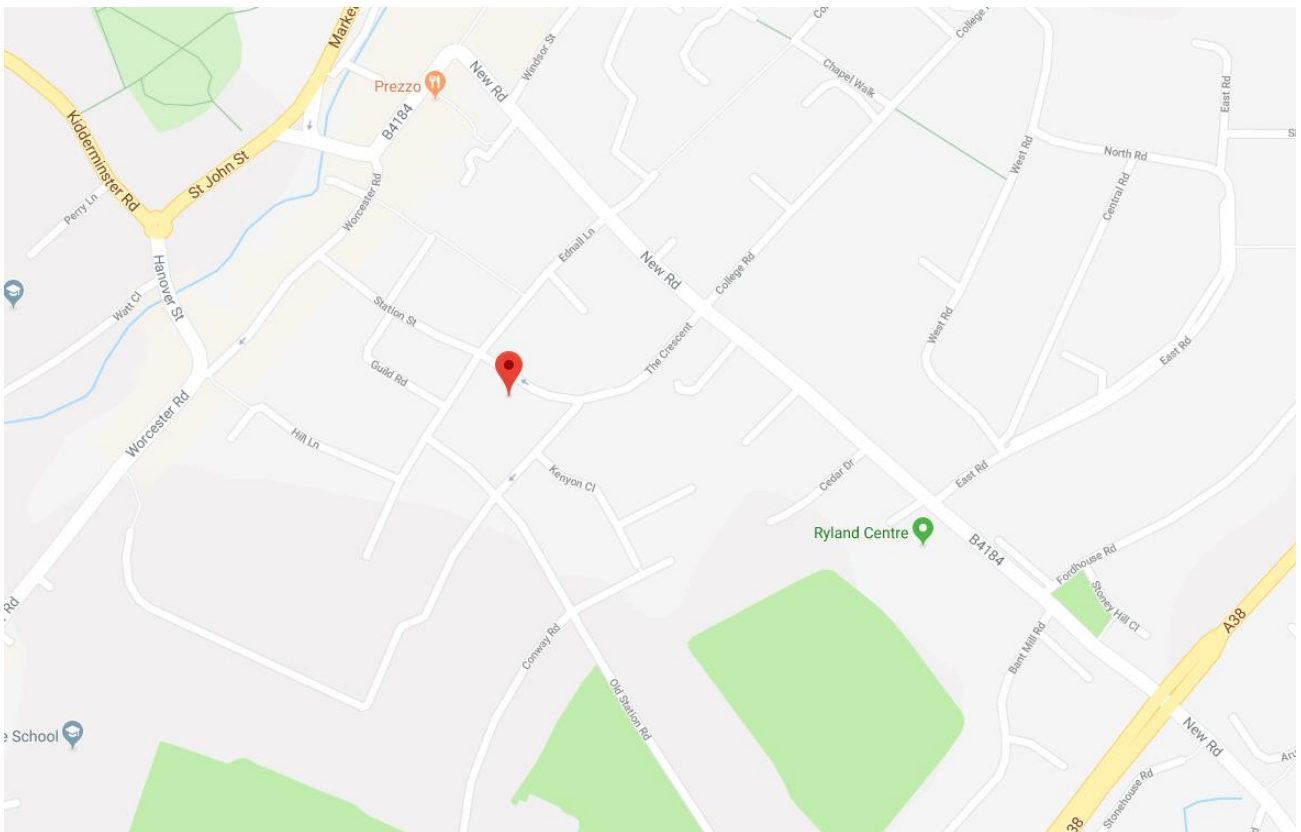
## Viewings

Strictly by appointment with the agents.

## Malcolm Jones

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