



# THE BOULEVARD

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THE BOULEVARD BUNTSFORD DRIVE, BROMSGROVE B60 3FT



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16 NEW COMMERCIAL UNITS  
IN THE HEART OF WORCESTERSHIRE





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A development of 16 brand new commercial units, ranging from 1,301sq ft - 2588 sq ft, in the heart of Worcestershire and well-placed for major travel and distribution routes.

<b>Unit 1</b>	2,588sqft (241sqm)
<b>Units 2 &amp; 3</b>	2,584 sqft (240 sqm)
<b>Unit 4</b>	1,949 sqft (181sqm)
<b>Units 5 &amp; 11</b>	1,362sqft (127sqm)
<b>Units 6-10</b>	1,317sqft (122.sqm)
<b>Unit s 12 &amp; 16</b>	1,356sqft, (126 sqm)
<b>Unit 13-15</b>	1,301 sqft (121 sqm)

- 16 new build commercial units
- Ranging from 1,301 sqft (121 sqm)
- Potential to customise units
- Planning granted for B2, B8 & E use classes
- External yard space available
- Ample parking provisions
- 4 miles to M5 - 3 miles to M42



Computer generated image, indicative only.



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# KEY FEATURES

This new development by Horgan Commercial offers 16 units which are the perfect base for large or small businesses. The scheme will be developed as three terraces – with the opportunity to create larger units if required and potential to create external yard space for three of the units.

The development will be completed to a flexible shell specification, enabling the occupants to fit-out the interior to their own requirements and will benefit from mains electricity, water, and drainage connections.

Each unit will also benefit from loading access via insulated sectional loading doors, with LED lighting and a WC connection installed internally. Externally, the units will have allocated onsite parking for at least three vehicles per unit, including at least one EV Charging point.

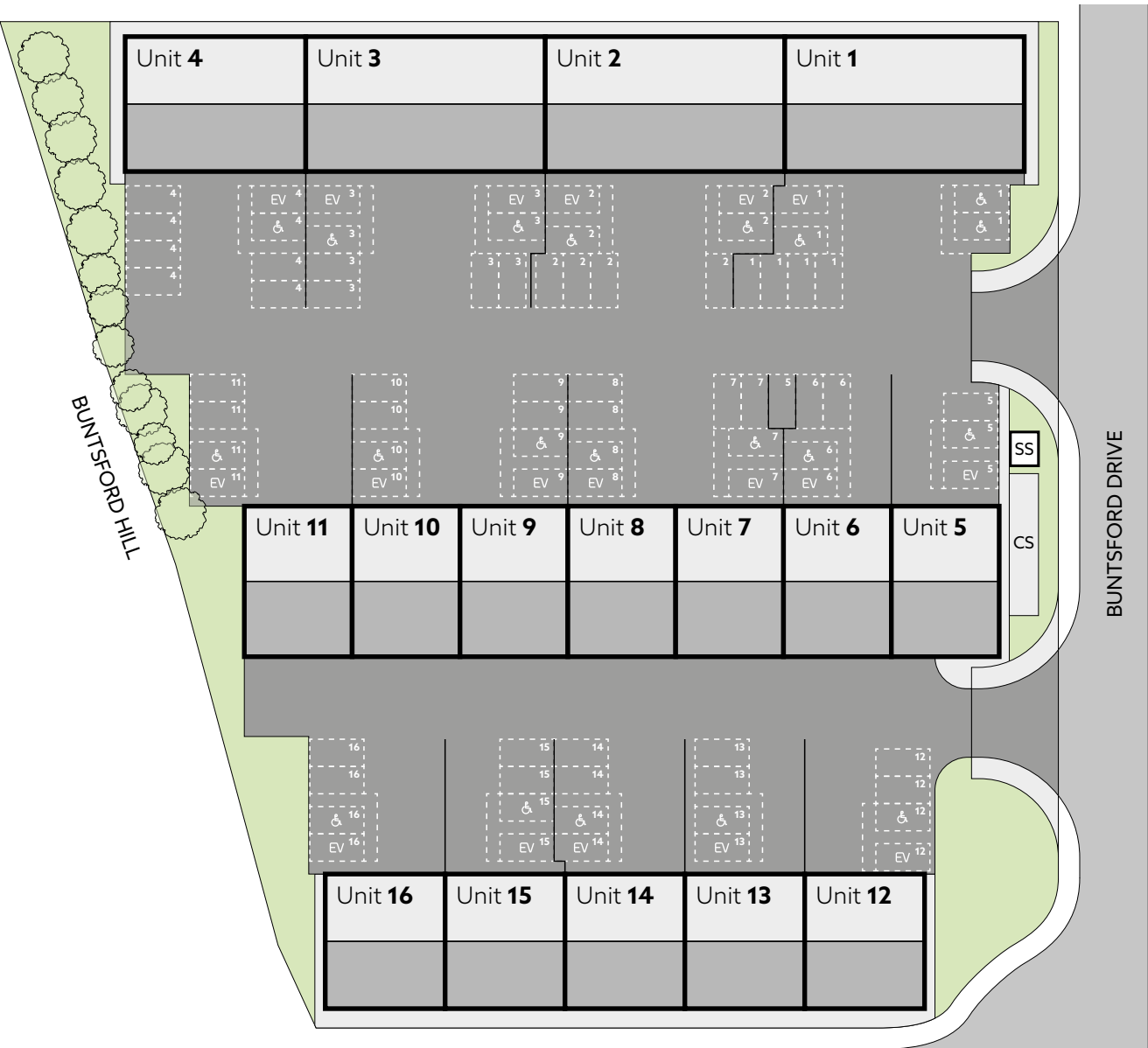
The units will be of steel portal frame construction with ridged and pitched insulated profile steel roofs incorporating double-glazed uPVC rooflights, with eaves heights of 20ft (6.1m). The walls will be full height insulated profile steel cladding incorporating a double-glazed, framed frontage, which will be finished in merlin grey powder coating.

A proposed development of EPC rated A buildings, exceeding regulatory minimum requirements in the terms of design construction. Lighting and controls provided to optimise energy efficiency and meet requirements to enable new start ups to trade from day one.



Computer generated image, indicative only.





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# LOCATION

Buntsford Gate is conveniently located for Birmingham Airport, the National Rail Network and the Midlands motorway connections to the rest of the UK. The development is south-east of Bromsgrove town centre, with easy access to the M5 at Junction 5 (4 miles) or Junction 4 (5 miles) and Junction 1 of the M42 is 3 miles north via the A38. Birmingham city centre is within approximately 30 minutes' drive. Birmingham International Airport is 22 miles via the M42.

