

**TO LET**

# BMC Software, Java House

George Road, Bromsgrove Technology Park  
Bromsgrove, B60 3FQ



## 524.3 sq m (5,644 sq ft)

### Property Highlights

- Modern self-contained office premises surrounded by attractive external landscaping
- 26 designated parking spaces (1:217 sq.ft.)
- Air conditioning, LED lighting, full-access raised floors
- Shower facilities and male, female & disabled WCs

For more information, please contact:

**Callum Gilbert MRICS  
Surveyor**

+44 (0)121 710 5647

07766 120682

Callum.Gilbert@cushwake.com

No.1 Colmore Square

Birmingham

B4 6AJ

T: +44 (0)121 697 7333

### Location

Java House is situated on Bromsgrove Technology Park, located 1 mile south of Bromsgrove Town Centre. The park is adjacent to the A38 trunk road and the Property itself is just a 5-minute drive or 10-minute walk from Bromsgrove Train Station.

The Property is located on Tay Court which is shared with one other office building. The buildings share a large car park, each with its own dedicated parking spaces. The car park is secured with controlled barrier access and also contains a small cycle store.

### Description

Java House comprises a modern, detached office block which is estimated to have been constructed in 2017. The Property is accessed via the main entrance at front of the building which contains a staircase to the first floor office and also the female and disabled WCs.

The ground floor includes a collaborative space, large boardroom, two smaller meeting rooms and a kitchen. The central meeting room can also be opened up into the boardroom to create a large conference space. The specification includes air conditioning, full-access raised floors and suspended ceiling with LED lighting.



The first floor is of similar specification. The open plan office is surrounded by glass-partitioned executive offices and meeting rooms. This floor is also has a tea point, post area, male WCs & shower.



### Highlights

- Modern self-contained office premises surrounded by attractive external landscaping
- 26 designated parking spaces (1:217 sq.ft.)
- Air conditioning, LED lighting, full-access raised floors
- First floor open plan and smaller offices plus ground floor collaboration space, board room and smaller meeting rooms
- Shower facilities and male, female & disabled WCs
- Air conditioned server room

### Accommodation

Description	Sq M	Sq Ft
Ground Floor	261.3	2,814
First Floor	263.0	2,830
<b>Total</b>	<b>524.3</b>	<b>5,644</b>

Areas are approximate and are measured on an NIA basis.

### EPC Rating

Available upon request

### Business Rates

Rateable Value (2023 list) - £55,000  
Rates payable estimated to be £28,160 per annum.  
Occupiers are advised to make their own enquiries.

### Services

We understand that all mains' services are connected

### Legal and Surveying Costs

Each party to bear own legal and surveying costs.

### VAT

We understand that the Property is elected for VAT.

### Tenure

Leasehold with a term expiring 31<sup>st</sup> January 2028.

### Proposal

Offers are invited for the assignment or sub-let of the leasehold interest, on an unconditional basis.

### Viewings

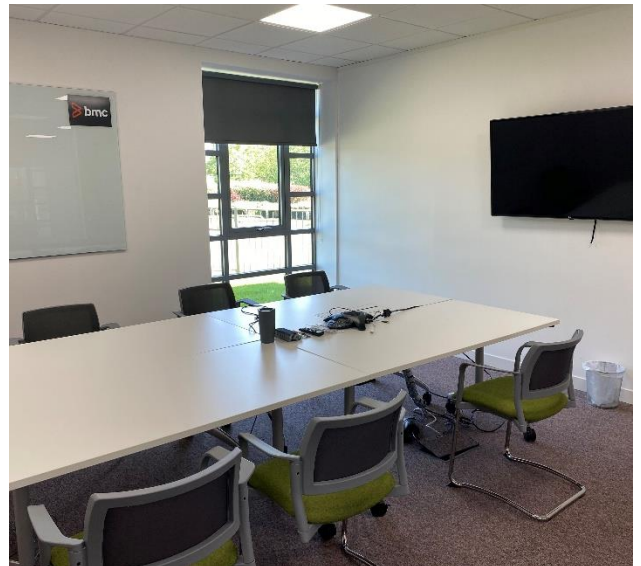
Strictly by appointment with sole agents, Cushman & Wakefield.



TO LET

# BMC Software, Java House

George Road, Bromsgrove Technology Park  
Bromsgrove, B60 3FQ





## ANTI-MONEY LAUNDERING & IDENTIFICATION VERIFICATION

To comply with governmental anti-money laundering regulations, identification checking, funding confirmation and funding source alongside routine references and credit checking will be required for all parties leasing or purchasing property.

Particulars prepared May 2023

### Important Notice

Cushman & Wakefield Debenham Tie Leung Limited ("C&W") gives notice to anyone who may read these particulars as follows:

1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property only and do not constitute any part of an offer or contract.  
2. Any information contained in these particulars (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact or that the property is in good condition or otherwise nor that any services or facilities are in good working order. 3. The photographs appearing in these particulars show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs. Any areas, measurements or distances referred to herein are approximate only. 4. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 5. No person in the employment of C&W has any authority to make or give any representation or warranty whatsoever in relation to this property. 6. This property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. 7. Unless otherwise stated, no investigations have been made by or on behalf of C&W regarding pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations as required.

This publication has been produced by Cushman & Wakefield (C&W) for use by those with an interest in commercial property solely for information purposes and should not be relied upon as a basis for entering into transactions without seeking specific, professional advice. It is not intended to be a complete description of the markets or developments to which it refers. This publication uses information obtained from public sources which C&W believes to be reliable. C&W has not, however, verified such and no warranty, representation, express or implied, is made as to the accuracy or completeness of any information contained in this publication. C&W accepts no duty nor any liability to any reader of this publication or any third party arising as a result of reliance upon it. All expressions are subject to change. This publication or any information contained within it may not be reproduced in any form, in whole or in part, without the express prior written consent of C&W.

Copyright © Cushman & Wakefield 2023.