



RENT

£17,900 per annum
(Exclusive of VAT)



RATEABLE VALUE

£11,750



EPC RATING

D



Unit 12, Silver Birches Business Park
Bromsgrove, B60 3EU

Leasehold | Industrial/Warehouse Unit | 1,489 Sq Ft (138.3 Sq M)



TO LET



Location

The property is located on Silver Birches Business Park, which is within the Aston Fields Trading Estate, adjacent to the A38 Birmingham Road. The property lies approximately 2 miles south of Bromsgrove town centre and immediately adjacent to Bromsgrove Technology Park. Motorway access is gained via the A38 to either Junction 1 of the M42 northbound or Junctions 4 and 5 of the M5 southbound.



Description

The property comprises a steel portal frame end terrace industrial/warehouse unit with insulated profile steel roof, incorporating double glazed roof lights providing good natural light. The walls are of brick construction approximately 2 metres and have insulated profile cladding.

The unit benefits from office accommodation, kitchenette and WC facilities. The warehouse benefits from a sectional up and over door (3 m wide x 3m high) and a minimum working height of approximately 3.5 m. The office benefits from carpeted flooring, electric heating, LED lighting and double-glazed windows.

Parking is available to the front elevation.



Accommodation

The accommodation has been measured on a Gross Internal Area basis, the approximate area comprises:

Description	Sq Ft	Sq M
Unit 12	1,489	138.3



Amenities



24/7 Access



Parking



J4 & J5 of M5



Further information

Guide Rent

£17,900 per annum exclusive of VAT.

Tenure

The property is available on a new full repairing and insuring lease.

Business Rates

Rateable Value £11,750

2025/2026 rates payable 49.9p in the £.

Occupiers will be responsible for paying Business Rates direct to the local authority.

Services

We understand that mains services are connected to the building including electric, water and mains drainage.

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Service Charge

The tenant will pay an estate service charge relating to the maintenance of the common parts.

Insurance

The landlord insures the property and recovers the cost from the tenant.

EPC

Energy Performance Rating D.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

References/Deposit

The successful tenant will need to provide satisfactory references for approval.

The landlord may also request a 3 or 6 month deposit.

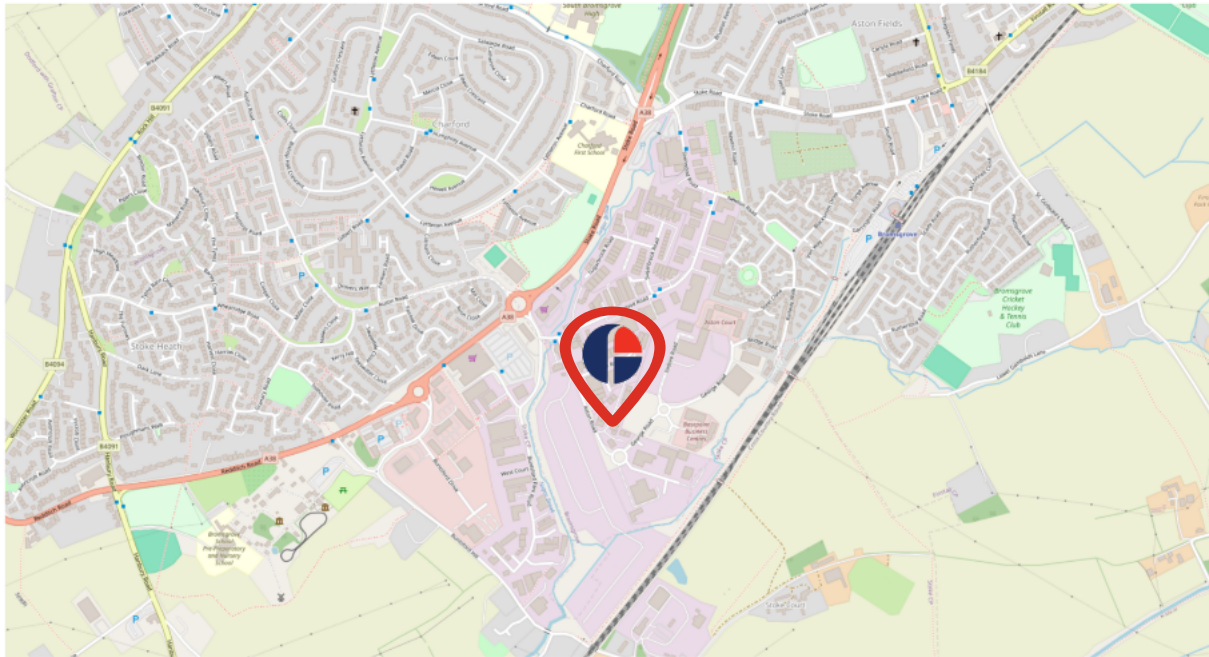
VAT

VAT is chargeable in respect of this transaction.

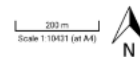
Viewings

By prior arrangement with the sole agents.

Unit 12, Silver Birches Business Park, Bromsgrove



Produced on Land App, Apr 14, 2025.
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	Approximate Travel Distances
	Locations <ul style="list-style-type: none">• J1 of M42 northbound - 3.5 miles• Bromsgrove - 2 miles• Birmingham - 17 miles
	Nearest Station <ul style="list-style-type: none">• Bromsgrove - 1.3 miles
	Nearest Airport <ul style="list-style-type: none">• Birmingham International - 22.9 miles

	Viewings
	Lauren Allcoat-Hatton
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Particulars dated April 2025. Photographs dated April 2025.

