

**fisher  
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# Unit 7B, Silver Birches Business Park

Aston Road, Bromsgrove, B60 3EU

Leasehold  
Industrial / Warehouse Unit

5,138 Sq Ft (477.29 Sq M)



**To Let | £51,380 pa**



## Key information



### Rent

£51,380 pa + VAT



### Rateable Value

£28,000



### EPC Rating

D

## Unit 7B, Silver Birches B.Park

5,138 Sq Ft (477.29 Sq M)

### Description

The property comprises a steel portal frame, semi-detached industrial/warehouse unit under an insulated mono pitched, steel sheeted roof, incorporating translucent roof panels. The unit has an eaves height of 6.3m and a roller shutter door (3 meters wide x 3.6 meters high).

Internally, the property is configured to include a ground floor reception including male and female WCs, and a small kitchenette. The warehouse features a sectional roller shutter door, LED lighting, three phase electricity and a concrete floor. The first floor comprises office accommodation including suspended ceilings, carpeted flooring, LED panel lighting, air conditioning and double-glazed windows.

Externally, the property includes ample, surfaced parking to the front elevation.

### Amenities



24/7



Parking



J4 & 5 M5

## 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.

## Accommodation

Description	Sq Ft	Sq M
Ground Floor	4,393	408.12
First Floor	745	69.17
<b>Total</b>	<b>5,138</b>	<b>447.29</b>

### Locations

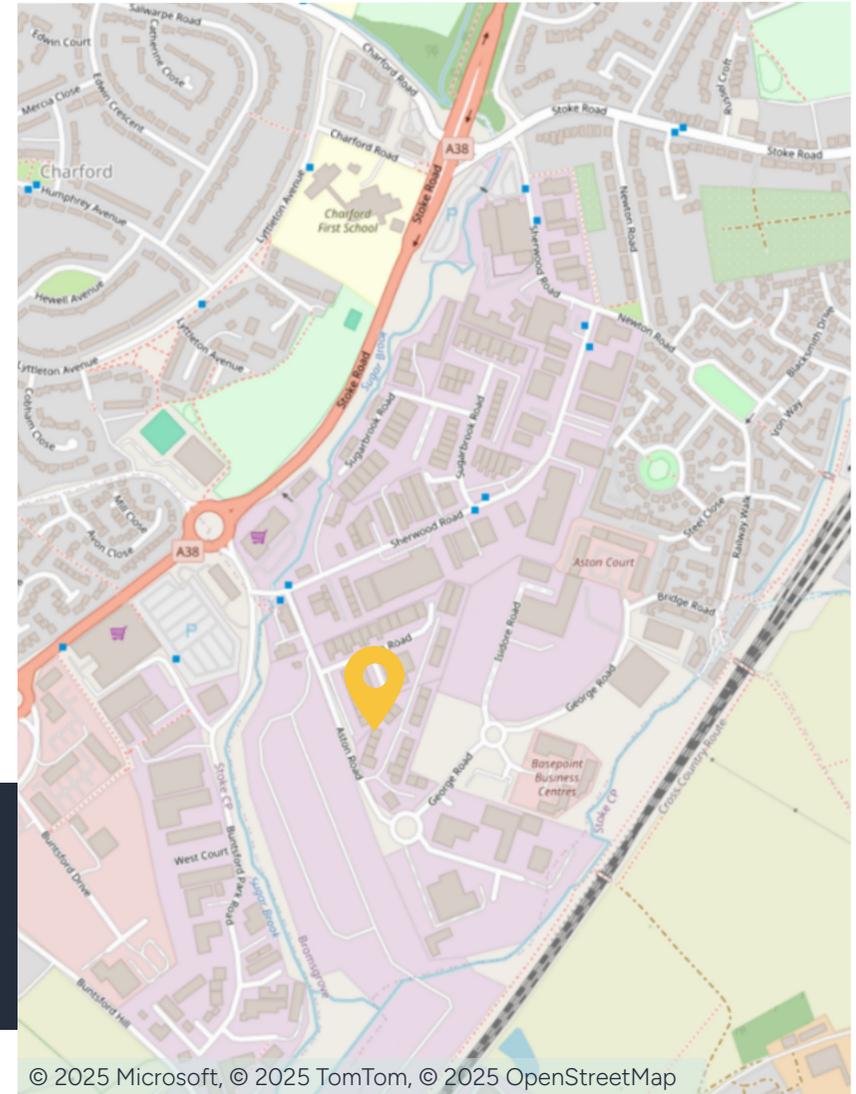
J1 of M42: 3.5 miles  
Bromsgrove: 2 miles  
Birmingham: 17 miles

### Nearest station

Bromsgrove: 1.3 miles

### Nearest airport

Birmingham International: 22.9 miles



## Further information

### Guide Rent

£51,380 per annum exclusive of VAT.

### Tenure

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

### Business Rates

Occupiers will be responsible for paying business rates directly to the local authority.

Rateable Value £28,000

2025/2026 rates payable 49.9p in the £.

### 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.

### Legal Costs

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

### Services

We understand that mains' services are connected to the building including electric, gas, 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.

### Fixtures & Fittings

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

### EPC

The EPC rating is D.

### 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

Strictly by prior arrangement with the sole agents.



Unit 7B, Silver Birches Business Park

## Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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Particulars dated June 2025. Photographs dated June 2025.



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