

**fisher
german**

Unit 12, Silver Birches Business Park

Aston Road, Bromsgrove, B60 3EU

Leasehold
Industrial/Warehouse Unit

1,489 Sq Ft (138.3 Sq M)



To Let | £17,900 pa



Amenities



24/7 Access



Parking



J4 & J5 of M5

Unit 12, Silver Birches Business Park

1,489 Sq Ft (138.3 Sq M)

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.

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
Unit 12	1,489	138.3

Locations

J1 M42 northbound: 3.5 miles

Bromsgrove: 2 miles

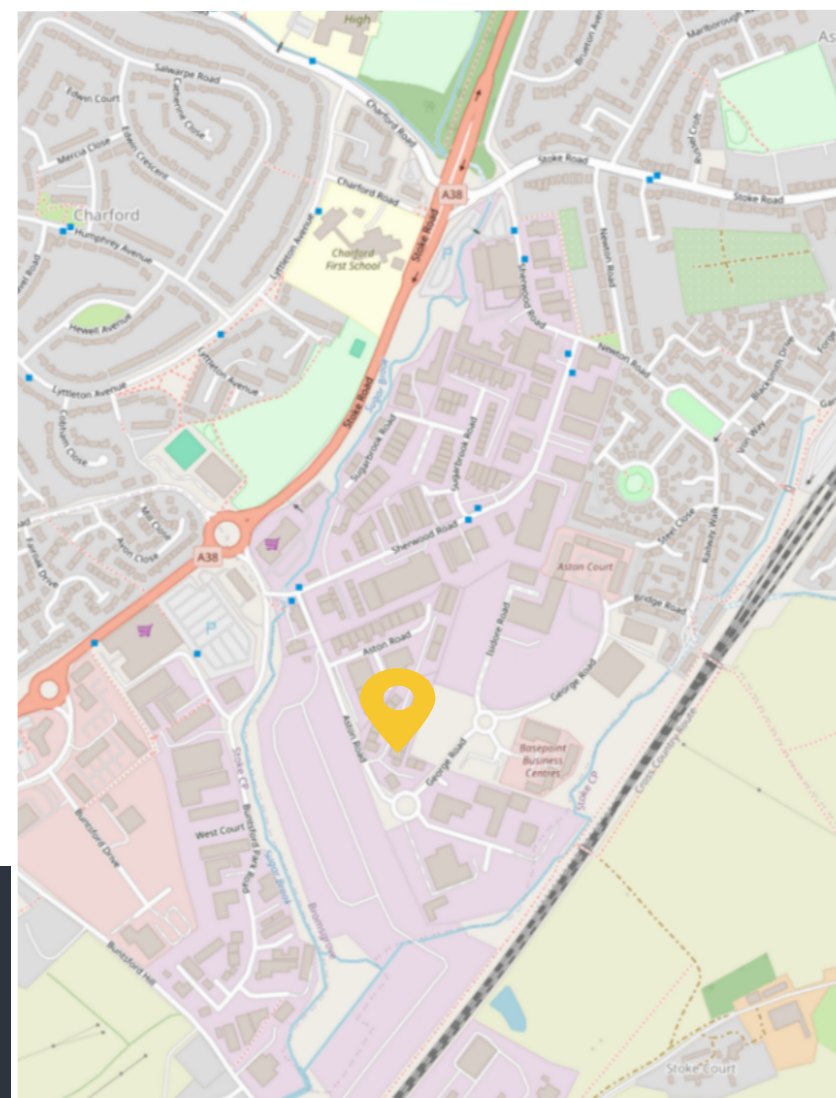
Birmingham: 17 miles

Nearest station

Bromsgrove: 1.3 miles

Nearest airport

Birmingham International: 22.9 miles



Further information

Guide Rent

£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.

Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



Lauren Allcoat-Hatton

01905 728 449

lauren.allcoat-hatton@fishergerman.co.uk



Sophie Newton

01905 728 444

sophie.newton@fishergerman.co.uk

Please note: Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars dated August 2025. Photographs dated April 2025.



This brochure is fully recyclable