

Meridian House

Saxon Business Park, Bromsgrove, B60 4AD

Freehold (May Let)
Modern Office Building

6,159 Sq Ft (572.22 Sq M)



For Sale (May Let)



Key information



Sale Price
£750,000 (STC)
Guide Rent
£13.00 psf pa excl. (STC)



EPC Rating
B : 49

Meridian House

6,159 Sq Ft (572.22 Sq M)

Description

The property comprises a detached two storey office building positioned on a self contained site extending to approximately 0.321 acres.

Constructed of traditional brick beneath a pitched tile roof, the building provides well arranged accommodation available on a floor by floor basis,

although consideration will be given to a letting of the whole building.

The internal layout includes a welcoming reception area, a variety of office suites of differing sizes, meeting rooms, storage areas and WC facilities. Additional amenities include a staff breakout area and kitchenette.

The specification features a mix of LED and fluorescent lighting, raised floor boxes with complementary wall trunking, suspended ceilings and air conditioning to the first floor. The accommodation is carpeted throughout and benefits from gas central heating and double glazed windows. Shower facilities and EV charging points are also provided.

Externally, the property offers generous on site parking for approximately 27 vehicles which will be apportioned on a floor by floor basis.

Location

Meridian House is prominently situated within Saxon Business Park, one of Bromsgrove's established commercial locations. The business park benefits from excellent connectivity, positioned just off the A38, providing easy access to Bromsgrove town centre and surrounding areas. The property is conveniently located approximately 2 miles from Junction 1 of the M42 and 4 miles from Junction 5 of the M5, offering superb links to the regional motorway network and the wider West Midlands.

Birmingham city centre is approximately 13 miles to the north, making it an attractive location for businesses seeking strategic positioning with strong transport links. Neighbouring occupiers include; VKF Renzel, CML, Seada, AME and Bobby Foods.

Address: **Meridian House, Saxon Business Park, Bromsgrove, B60 4AD**

What3words: **///gather.hooks.ledge**

Locations

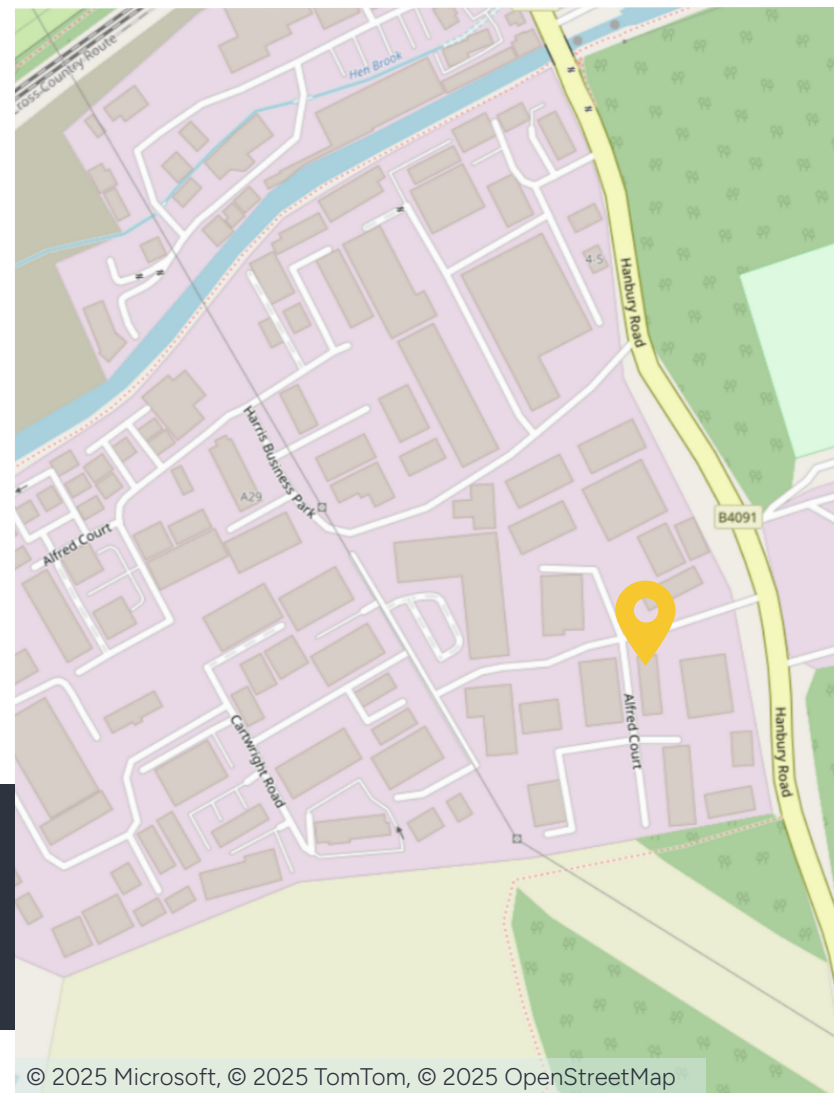
Bromsgrove: 3.2 miles
J5 M5: 3.4 miles
Worcester: 13.1 miles
Birmingham: 19.7 miles

Nearest station

Bromsgrove: 3.1 miles

Nearest airport

Birmingham International: 23.5 miles



Accommodation

The accommodation has been measured on a Net Internal Area basis, the approximate areas comprise:

Description	Sq Ft	Sq M
Ground Floor	2,893	268.81
First Floor	3,266	303.41
Total	6,159	572.22

The property is available to sell; or may be let as a whole or on a floor by floor basis.



Further information

Tenure

The property is available for sale.

The landlord may also consider letting as a whole or on a floor-by-floor basis, by way of a full repairing and insuring lease on terms to be agreed.

Please contact the agent for more information.

Sale Price

£750,000 Subject to Contract

Guide Rent

£13.00 per sq ft per annum exclusive, Subject to Contract

Business Rates

Business Rates for the property are assessed as follows:

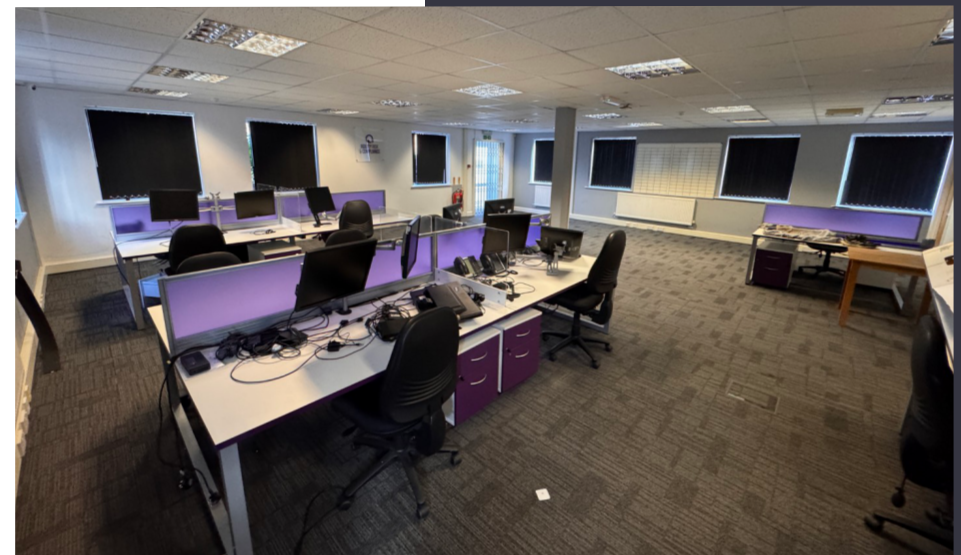
Rateable Value (whole building): £70,500 from 1st April 2026 *

2026/2027 Rates Payable 48p in the £.

* Should the building be let on a floor by floor basis the Business Rates will need to be reassessed.

Services

We understand that mains services are available to the property namely mains water, gas and electric. 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.



EPC

The EPC rating is B:49.

Legal Costs

The purchaser / tenant will be pay a contribution of £500 plus VAT towards the landlord legal costs.

References/Deposit

The successful purchaser / tenant will need to provide satisfactory references for approval. The landlord may also request a 3 or 6 month deposit.

Insurance

The landlord will take out annual building's insurance with a recognised insurance company, the cost of which will be reimbursed by the purchaser / tenant.

Fixtures & Fittings

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

Anti Money Laundering

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

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:



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Particulars dated July 2026. Photographs dated March 2026.



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