

**fisher  
german**

# Unit 4, Silver Birches Business Park

Aston Road, Bromsgrove, B60 3EU

Leasehold  
Industrial/Warehouse Unit

1,492 Sq Ft (138.65 Sq M)



**To Let** | £17,900 pa



## Amenities



24/7 Access



Parking



J4 & J5 M5

## Unit 4, Silver Birches Business Park

1,492 Sq Ft (138.65 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 an up and over door (3 m wide x 3m high) and a minimum working height of approximately 3.5 m. The office benefits from gas central heating, dado level trunking and carpet flooring. LED lighting and aluminium windows fitted throughout.

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.

## Location

Description	Sq Ft	Sq M
Unit 4	1,492	138.65

### Locations

J1 of 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 £12,000

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, 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.

### EPC

Energy Performance Rating D.

### 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.

### 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:



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Particulars dated August 2025. Photographs dated April 2025.



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