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# Suite 2, Ash House

Lydiate Business Park, Lydiate Ash, B61 0QL

**Leasehold**
Ground Floor Office Suite

591 Sq Ft (54.90 Sq M)




**To Let** | £12,500 + VAT



## Amenities

- Open Plan
- Comfort Cooling
- Perimeter Trunking
- Ceiling Mounted LED Lights
- Kitchenette
- Car Parking - 5 Spaces

# Suite 2, Ash House

**591 Sq Ft (54.90 Sq M)**

## Description

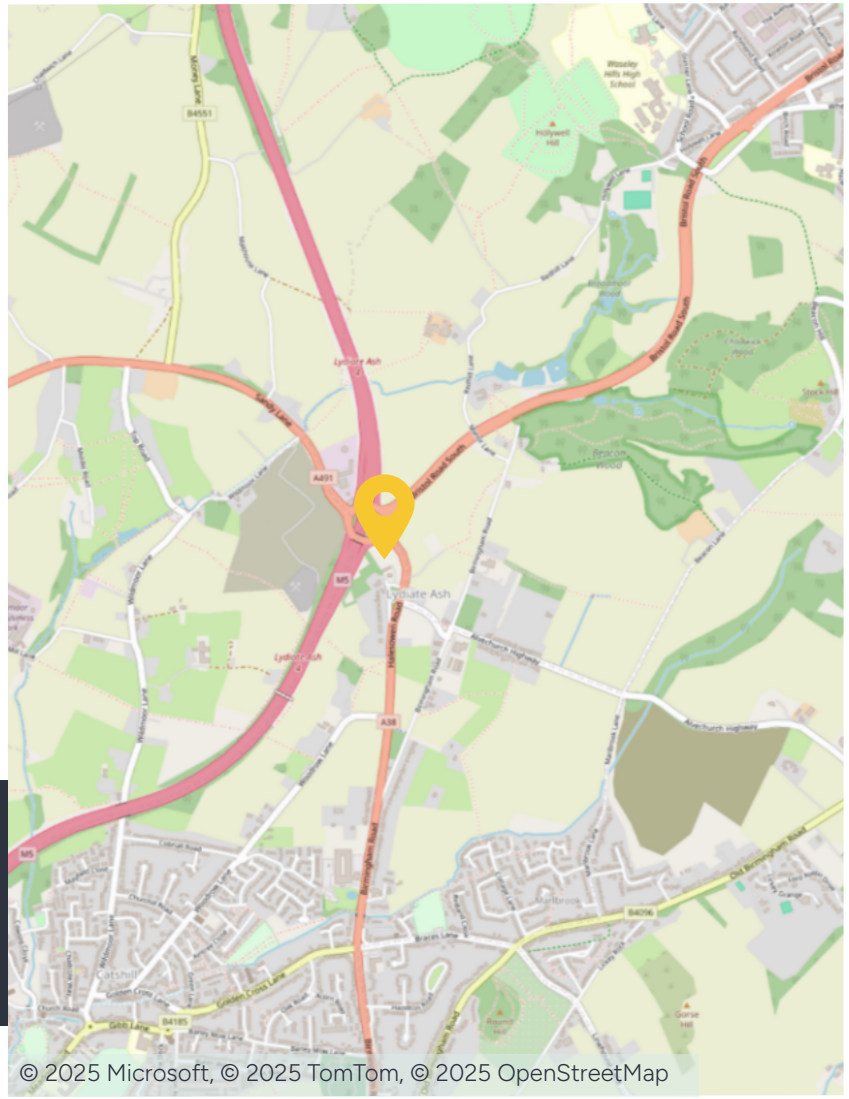
Lydiate Business Park comprises an attractive self contained and securely gated business park developed in circa 2005 and comprising two attractive office buildings, Beech House and Ash House.

Ash House comprises:-

- Modern open plan accommodation
- Ceiling mounted LED lights
- Carpeted floor
- Perimeter trunking
- Double glazing
- Kitchenette facility
- Male/female and disabled WC facilities in the common area
- Security alarm
- Five car parking spaces

## Location

Lydiate Business Park is superbly situated just off Junction 4 of the M5 Motorway and therefore, has very convenient access to the major conurbations of Birmingham and Worcester.




## Accommodation

| Description | Sq Ft | Sq M |
|---|---|---|
| Ground Floor | 591 | 54.90 |

**Locations**

**Bromsgrove:** 3.2 miles
**Birmingham:** 12.2 miles
**Worcester:** 18.2miles

**Nearest station**

**Longbridge:** 3.8 miles

**Nearest airport**

**Birmingham International:** 21.6 miles

# Further information

## Rent
£12,500 per annum exclusive of VAT, subject to contract.

## Tenure
A new internal repairing lease is available on terms to be agreed, to be contracted outside of the Security of Tenure Provisions of the 1954 Landlord & Tenant Act.

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

Suite 2 Rateable Value: £10,000 (1st April 2026 to present).

## Services
We are advised that services are connected to the property, namely mains water and electricity.

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.

## Service Charge
A service charge will be levied for the services provided by the landlord.

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

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

## EPC
The EPC rating is B.

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

## VAT
Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

## Viewings
Strictly by prior arrangement with the sole agents.











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# Contact us

Viewings by appointment only.
To arrange a viewing, please contact:




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Particulars dated October 2026. Photographs dated March 2022 & April/October 2026.