

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

Lydiat 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

Lydiat 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

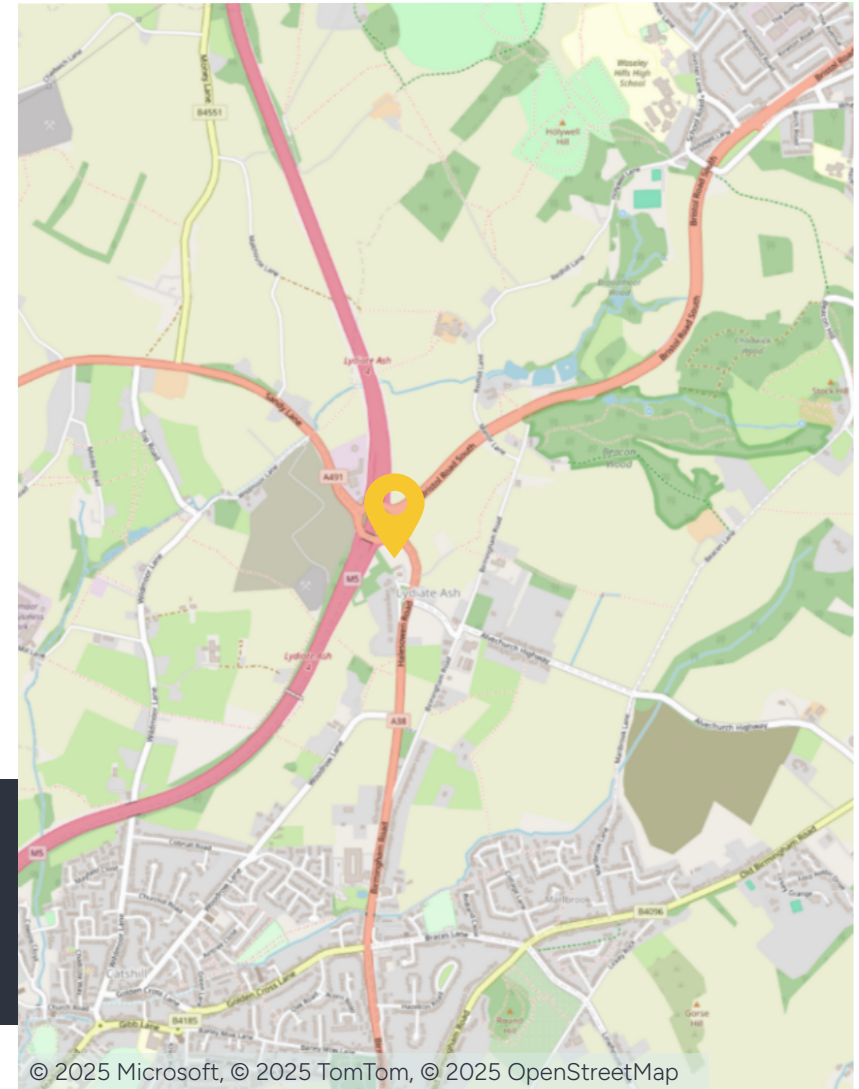
Bromsgrove: 3.2 miles
Birmingham: 12.2 miles
Worcester: 18.2 miles

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.



Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



Charles Warrack

07977 512 965

charles.warrack@fishergerman.co.uk



James Allison

07974 519 507

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



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