

**fisher
german**

Ash House

Leasehold
Office Suites

Lydiate Business Park, Lydiate Ash, B61 0QL

621-2,039 Sq Ft (57.7-189.42 Sq M)



To Let | From £12,500



Amenities



Open Plan



Comfort
Cooling



Perimeter
Trunking



Ceiling Mounted
Lights



Kitchenette
Facility



Car Parking

Ash House

621-2,039 Sq Ft (57.7-189.42 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 office accommodation
- Ceiling mounted lights
- New carpet
- Perimeter trunking
- Double glazing
- Kitchenette facility

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
Suite 1, Ground Floor	757	70.32
Suite 3, First Floor	661	61.40
Suite 4, First Floor	621	57.7
Total	2,039	189.42

Locations

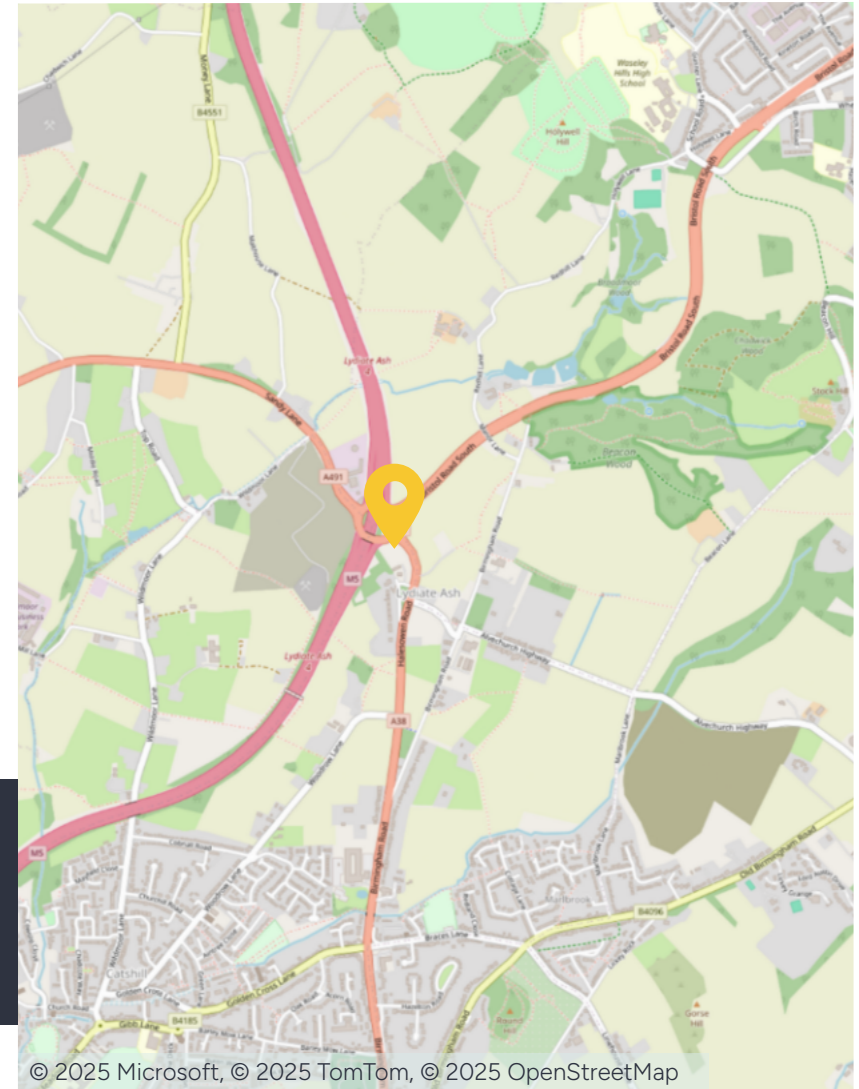
Bromsgrove: 3.2 miles
Birmingham: 12.2 miles
Worcester: 18.2 miles

Nearest station

Longbridge: 3.8 miles

Nearest airport

Birmingham International: 21.6 miles



Further information

Rent

The figures below are quoted on a per annum exclusive of VAT basis, subject to contract.

Suite 1: £15,150

Suite 3: £13,250

Suite 4: £12,500

Any combination of the above suites can be taken by a prospective tenant.

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

The Rateable Values are:-

Suite 1 £11,500

Suite 3 £10,000

Suite 4 £9,600

The occupier will be responsible for the payment of Business Rates.

The occupier might be eligible for Small Business Rates Relief and should check this directly with the local rating authority.

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.

Legal Costs

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

EPC

The EPC rating is B.

Service Charge

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

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.

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

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Ellie Fletcher

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Particulars dated October 2025. Photographs dated October 2024.



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