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Unit 12, Silver Birches Business Park

Aston Road, Bromsgrove, B60 3EU

Leasehold
Industrial/Warehouse Unit

1,489 Sq Ft (138.3 Sq M)

To Let | £17,900 pa

Amenities

24

24/7 Access

Parking

J4 & J5 of M5

Unit 12, Silver Birches Business Park

1,489 Sq Ft (138.3 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 a sectional up and over door (3 m wide x 3m high) and a minimum working height of approximately 3.5 m. The office benefits from carpeted flooring, electric heating, LED lighting and double-glazed windows.

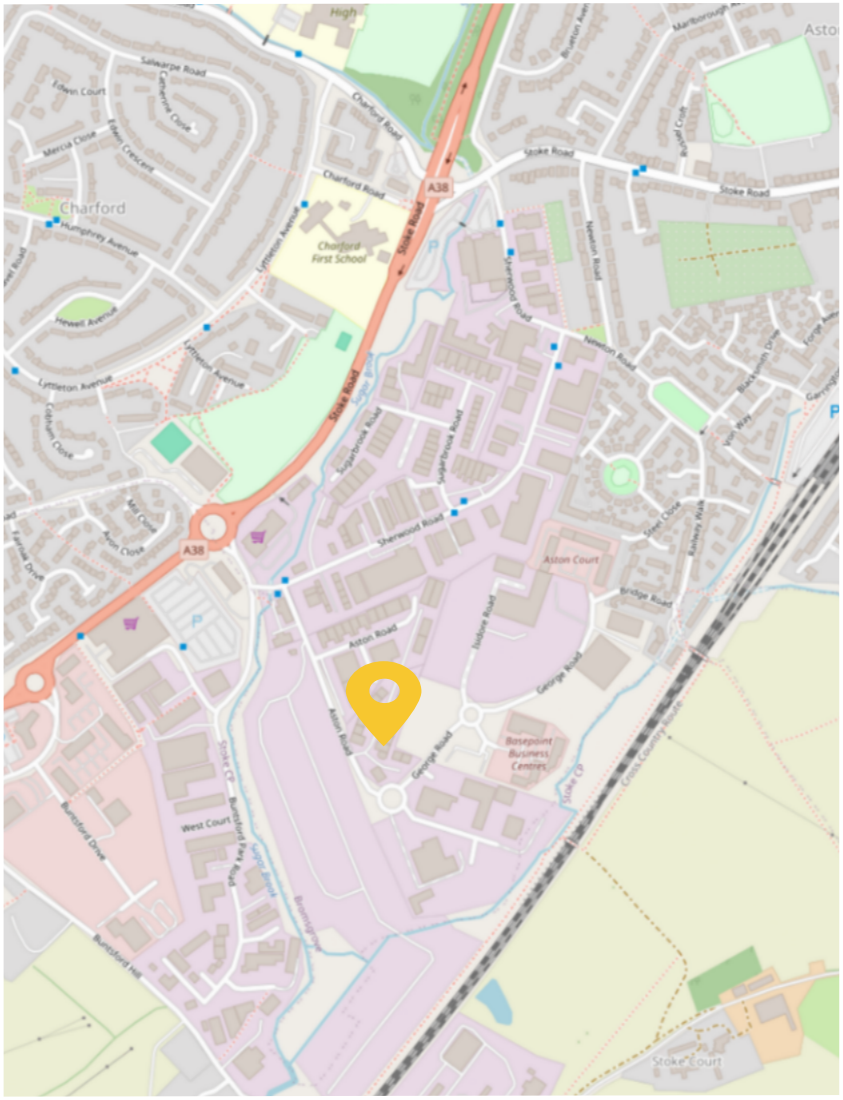
Parking is available to the front elevation.

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.

Accommodation

Description	Sq Ft	Sq M
Unit 12	1,489	138.3



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Locations

J1 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 £11,750
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, 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.

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.

EPC
Energy Performance Rating D.

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.

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Contact us

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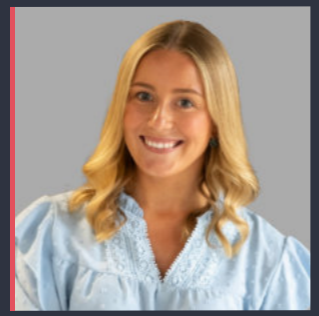

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Particulars dated October 2026. Photographs dated April 2025.