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german**

# Ash House

Lydiate Business Park, Lydiate Ash, B61 0QL

Leasehold  
Ground Floor Office Suite

757 Sq Ft (70.32 Sq M)



**To Let | £15,150 pa**



(Indicative Suite)

## Amenities

 Open Plan	 Comfort Cooling
 Perimeter Trunking	 Ceiling Mounted Lights
 Kitchenette Facility	 Car Parking

## Ash House

757 Sq Ft (70.32 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 office accommodation
- Ceiling mounted lights
- New carpet
- Perimeter trunking
- Double glazing
- Kitchenette facility

## 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
Suite 1, Ground Floor	757	70.32

### Locations

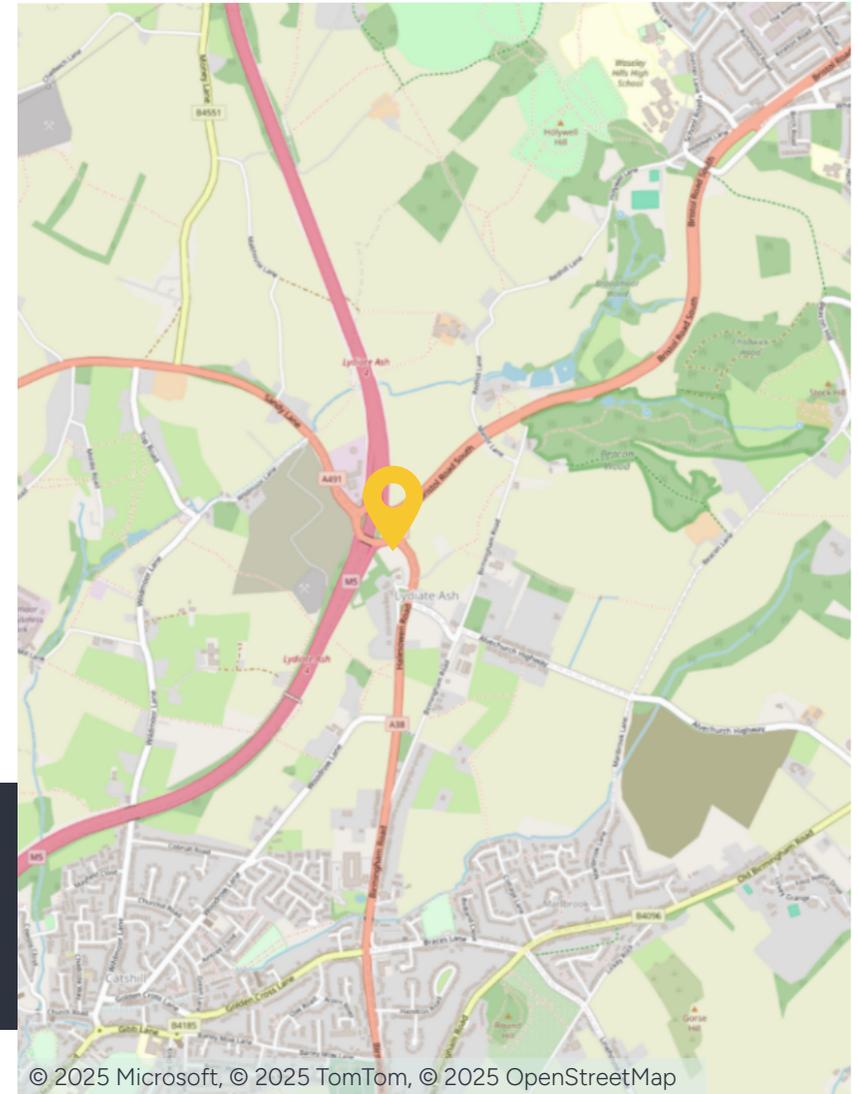
Bromsgrove: 3.2 miles  
Birmingham: 12.2 miles  
Worcester: 18.2 miles

### Nearest station

Longbridge: 3.8 miles

### Nearest airport

Birmingham International: 21.6 miles



## Further information

### Rent

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

Suite 1: £15,150

### 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 Value is:-

Suite 1: £11,500

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.



(Indicative Suite)



(Indicative Suite)



## Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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Particulars dated October 2025. Photographs dated October 2024.



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