

**fisher
german**

Unit 7B, Silver Birches Business Park

Aston Road, Bromsgrove, B60 3EU

Leasehold
Industrial / Warehouse Unit

5,157 Sq Ft (479.1 Sq M)



To Let | £51,570 pa



Key information



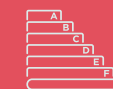
Rent

£51,570 pa + VAT



Rateable Value

£36,500



EPC Rating

D

Unit 7B, Silver Birches Business Park

5,157 Sq Ft (479.1 Sq M)

Description

The property comprises a steel portal frame, semi-detached industrial/warehouse unit under an insulated mono pitched, steel sheeted roof, incorporating translucent roof panels. The unit has an eaves height of 6.3m and a roller shutter door (3m wide x 3.6m high).

Internally, the property is configured to include a ground floor

reception including male and female WCs, and a small kitchenette. The warehouse features a sectional roller shutter door, LED lighting, three phase electricity and a concrete floor. The first floor comprises office accommodation including suspended ceilings, carpeted flooring, LED panel lighting, air conditioning and double-glazed windows.

Externally, the property includes ample, surfaced parking to the front elevation.

Amenities



24/7



Parking



J4 & J5
M5

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
Ground Floor	4,412	409.93
First Floor	745	69.17
Total	5,157	479.10

Locations

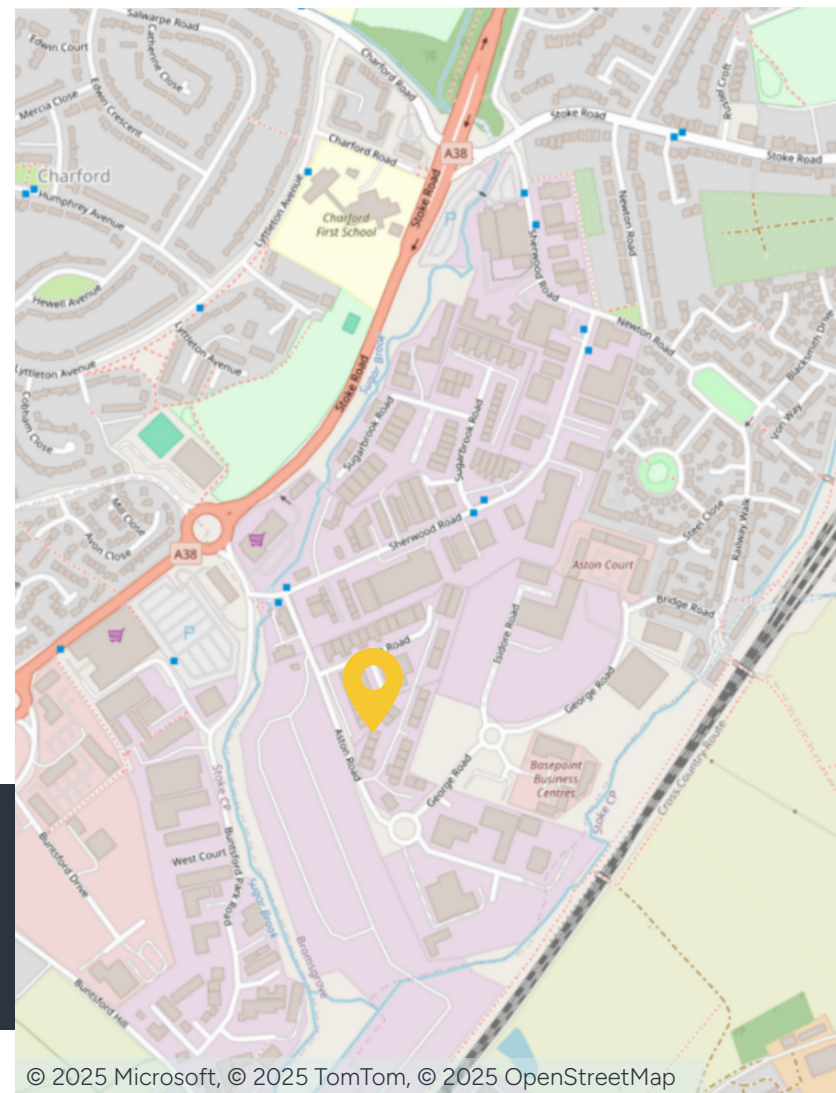
J1 of M42: 3.5 miles
Bromsgrove: 2 miles
Birmingham: 17 miles

Nearest station

Bromsgrove: 1.3 miles

Nearest airport

Birmingham International: 22.9 miles



Further information

Guide Rent

£51,570 per annum exclusive of VAT.

Tenure

The property is available on a new full repairing and insuring lease.

Business Rates

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

Rateable Value £36,500

2026/2027 rates payable 43.2p in the £.

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.

Legal Costs

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

Services

We understand that mains' services are connected to the building including electric, gas, 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.

Fixtures & Fittings

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

EPC

The EPC rating is D.

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

Strictly by prior arrangement with Fisher German or our joint agents Harris Lamb.



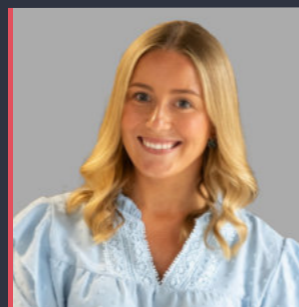
Contact us



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Please note: Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars dated September 2026. Photographs dated June 2025.



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