



## Meridian House

Saxon Business Park, Bromsgrove, B60 4AD

**A detached two storey office building positioned on a self contained site extending to approximately 0.321 acres.**

**2,893 to 6,159 sq ft**  
(268.77 to 572.19 sq m)

- 6,159 sq ft (572.22 Sq M)
- Ground Floor 2,893 sq ft (268.81 sq m)
- First Floor, 3,266 sq ft (303.41 sq m)
- Available to let on floor by floor basis or the landlord may consider a letting of the whole building
- Reception area, meeting rooms, storage area, WC and shower facilities
- Variety of office suites of

differing sizes

- LED & fluorescent lighting, raised floor boxes with complementary wall trunking
- Suspended ceilings and air conditioning
- Central heating and double glazing
- Car parking for approximately 27 cars and EV charging points

# Meridian House, Saxon Business Park, Bromsgrove, B60 4AD

## Summary

<b>Available Size</b>	2,893 to 6,159 sq ft
<b>Rent</b>	£16 per sq ft
<b>Price</b>	Price on application
<b>Business Rates</b>	N/A
<b>Service Charge</b>	N/A
<b>Car Parking</b>	Approximately 27 spaces
<b>VAT</b>	Applicable
<b>Legal Fees</b>	The tenant will be pay a contribution of £500 plus VAT towards the landlord legal costs.
<b>Estate Charge</b>	Upon Enquiry
<b>EPC Rating</b>	Upon enquiry

## Description

The property comprises a detached two storey office building positioned on a self contained site extending to approximately 0.321 acres. Constructed of traditional brick beneath a pitched tile roof, the building provides well arranged accommodation available on a floor by floor basis, although consideration will be given to a letting of the whole building.

The internal layout includes a welcoming reception area, a variety of office suites of differing sizes, meeting rooms, storage areas and WC facilities. Additional amenities include a staff breakout area and kitchenette.

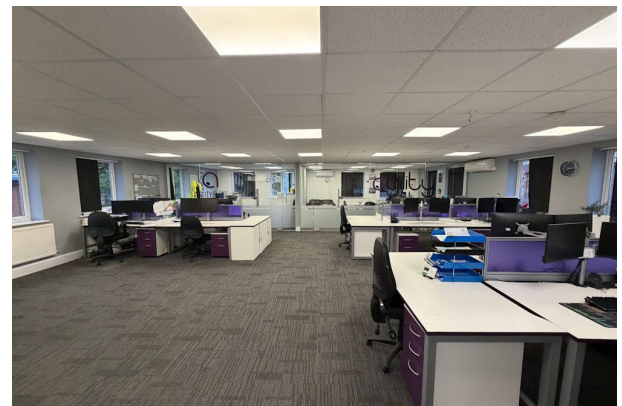
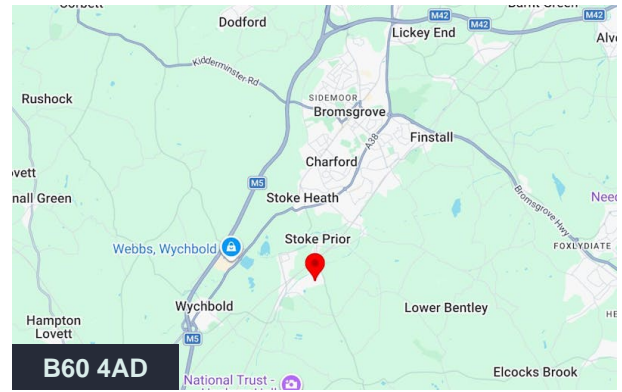
The specification features a mix of LED and fluorescent lighting, raised floor boxes with complementary wall trunking, suspended ceilings and air conditioning to the first floor. The accommodation is carpeted throughout and benefits from gas central heating and double glazed windows. Shower facilities and EV charging points are also provided.

Externally, the property offers generous on site parking for approximately 27 vehicles which will be apportioned on a floor by floor basis.

## Location

Meridian House is prominently situated within Saxon Business Park, one of Bromsgrove's established commercial locations. The business park benefits from excellent connectivity, positioned just off the A38, providing easy access to Bromsgrove town centre and surrounding areas. The property is conveniently located approximately 2 miles from Junction 1 of the M42 and 4 miles from Junction 5 of the M5, offering superb links to the regional motorway network and the wider West Midlands. Birmingham city centre is approximately 13 miles to the north, making it an attractive location for businesses seeking strategic positioning with strong transport links. Neighbouring occupiers include; VKF Renzel, CML, Seada, AME and Bobby Foods.

## Accommodation



## Viewing & Further Information



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<b>Name</b>	<b>sq ft</b>	<b>sq m</b>	<b>Availability</b>
Ground	2,893	268.77	Available
1st - First Floor	3,266	303.42	Available
<b>Total</b>	<b>6,159</b>	<b>572.19</b>	