



## Suite 3, First Floor, Ash House

Lydiate Business Park, Lydiate Ash, Bromsgrove, B61 0QL

**Self-contained unit in an attractive and secure business park setting.**

**661 sq ft**  
(61.41 sq m)

- Modern open plan accommodation
- Ceiling mounted lights
- New carpet
- Perimeter trunking
- Double glazing
- Kitchenette facility
- Male / female WC facilities in the common areas
- Comfort cooling / heating
- 4 parking spaces

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## Summary

Available Size	661 sq ft
Rent	£13,250 per annum
Business Rates	N/A
Service Charge	£7.30 per sq ft
Car Parking	N/A
VAT	Upon Enquiry
Legal Fees	Upon Enquiry
Estate Charge	Upon Enquiry
EPC Rating	B

## 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.

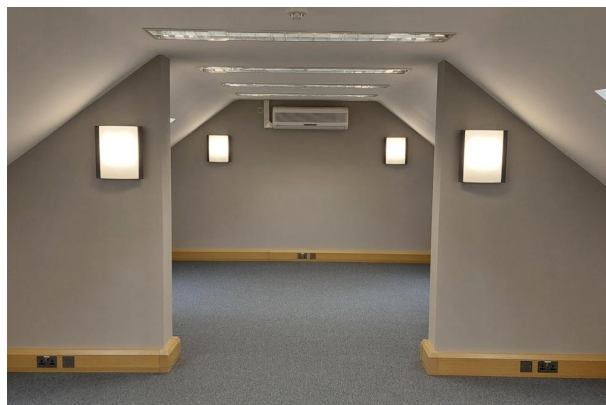
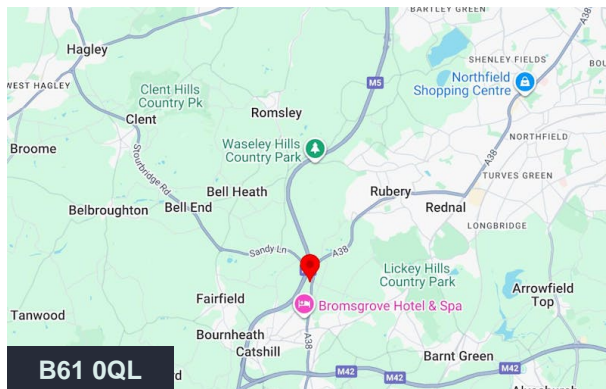
## Location

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

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Suite - Suite 3, First Floor	661	61.41	Available
<b>Total</b>	<b>661</b>	<b>61.41</b>	



## Viewing & Further Information



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