



### RENT

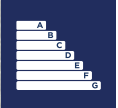
£12,500

(per annum exclusive)



### RATEABLE VALUE

£9,600



### EPC RATING

B



## Suite 4, First Floor, Ash House

Lydiate Business Park, Lydiate Ash, B61 0QL

Leasehold | First Floor Office Suite | 621 Sq Ft (57.7 Sq M)



# TO LET



## 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.



## 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:-

- First floor, modern open plan office accommodation.
- Ceiling mounted lights.
- New carpet.
- Perimeter trunking.
- Double glazing.
- Kitchenette facility.
- Male/female and disabled WC facilities in the common area.
- Comfort cooling/heating.
- Four car parking spaces.



## Accommodation

The accommodation has been measured on a Net Internal Area basis, the approximate area comprises:

| Floor                | Sq Ft | Sq M |
|----------------------|-------|------|
| Suite 4, First Floor | 621   | 57.7 |



## Amenities



Perimeter Trunking



Kitchenette



4 Parking Spaces





## Further information

### Rent

£12,500 per annum exclusive of VAT, subject to contract.

### 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 RV is £9,600. 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.

### Service Charge

A service charge will be levied for the services provided by the landlord.

### EPC

The EPC rating is B.

### 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

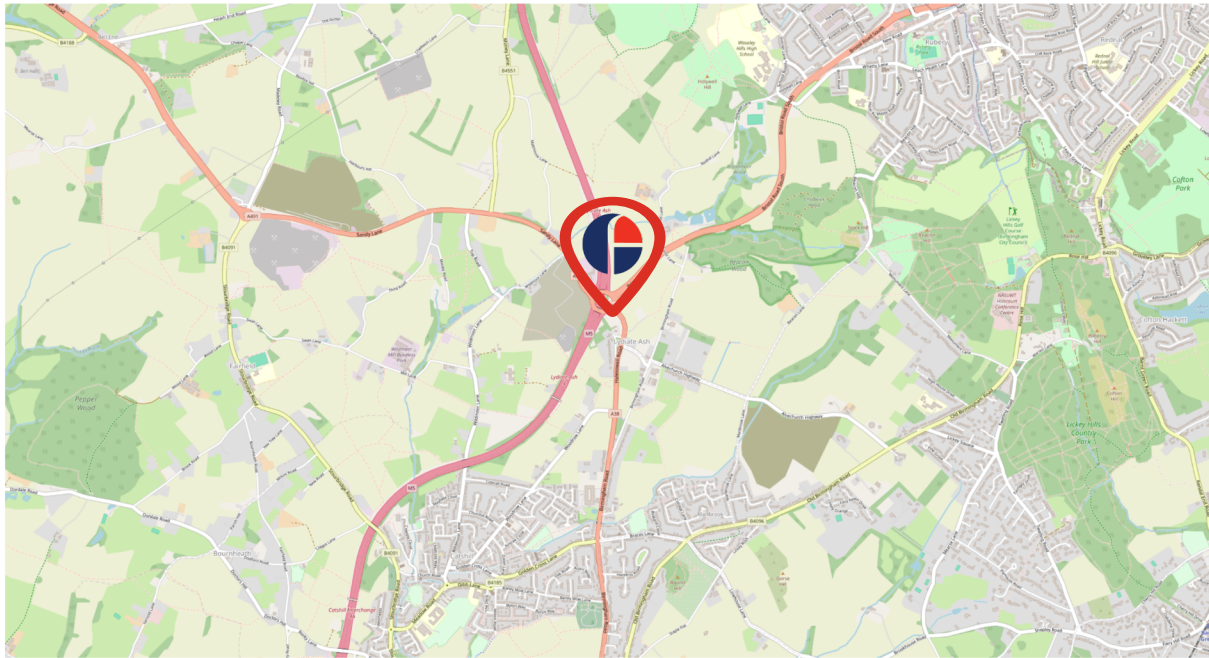
Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

### Viewings

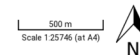
Strictly by prior arrangement with the sole agents.



# Suite 4, First Floor, Ash House, Lydiate Ash



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## Approximate Travel Distances



### 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



## Viewings



### Charles Warrack



D0121 561 7885



07977 512 965



charles.warrack@fishergerman.co.uk



### Chris Emes



0121 561 7888



07974 529 659



chris.emes@fishergerman.co.uk



### Ellie Salmon



01905 728 446



07890 890 834



ellie.salmon@fishergerman.co.uk

[fishergerman.co.uk](https://fishergerman.co.uk)



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Particulars dated October 2024. Photographs dated October 2024.