



## Suite 1, Ground Floor, Ash House

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

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

**757 sq ft**  
(70.33 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

<b>Available Size</b>	757 sq ft
<b>Rent</b>	£15,150 per annum
<b>Business Rates</b>	N/A
<b>Service Charge</b>	£7.30 per sq ft
<b>Car Parking</b>	N/A
<b>VAT</b>	Upon Enquiry
<b>Legal Fees</b>	Upon Enquiry
<b>Estate Charge</b>	Upon Enquiry
<b>EPC Rating</b>	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.

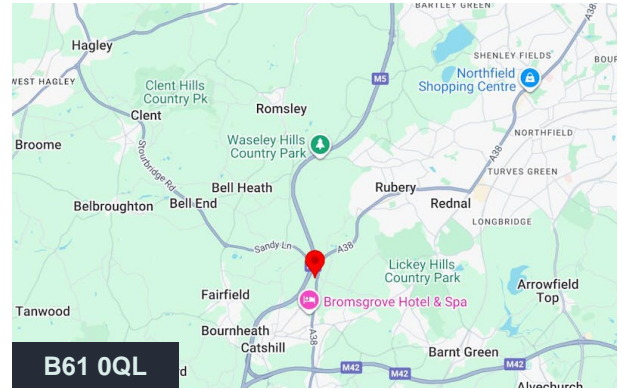
## Location

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 1, Ground Floor	757	70.33	Available
<b>Total</b>	<b>757</b>	<b>70.33</b>	



## Viewing & Further Information



**Charles Warrack**

0121 561 7885 | 07977 512965

charles.warrack@fishergerman.co.uk