



TO LET

INDUSTRIAL / WAREHOUSE UNIT

Unit 7B, Silver Birches Business Park, Aston Road, Bromsgrove, B60 3EU



5,138 sqft

(477.29 sqm) Approx. Gross Internal Area

6.3m EAVES HEIGHT

AMPLE SURFACED PARKING TO THE FRONT ELEVATION





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.

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.

ACCOMMODATION

	SQM	SQFT
Ground Floor	408.12	4,393
First Floor	69.17	745
TOTAL GIA	5,138	447.29

AVAILABILITY & RENTAL

The subject property is available on a new full repairing and insuring lease on terms to be agreed. Quoting rent is £51,380 per annum, exclusive.

EPC:

EPC Rating D





SERVICE CHARGE

The tenant will pay an estate service charge relating to the maintenance of the common parts.

BUSINESS RATES

Rateable Value (2026) £36,500

VAT

All prices quoted are exclusive of VAT, which may be chargeable.

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/ leasing entity.

LEGAL COSTS

Each party to bear their own legal costs incurred in any transaction

VIEWING

Strictly by way of the sole joint letting agents:

Harris Lamb

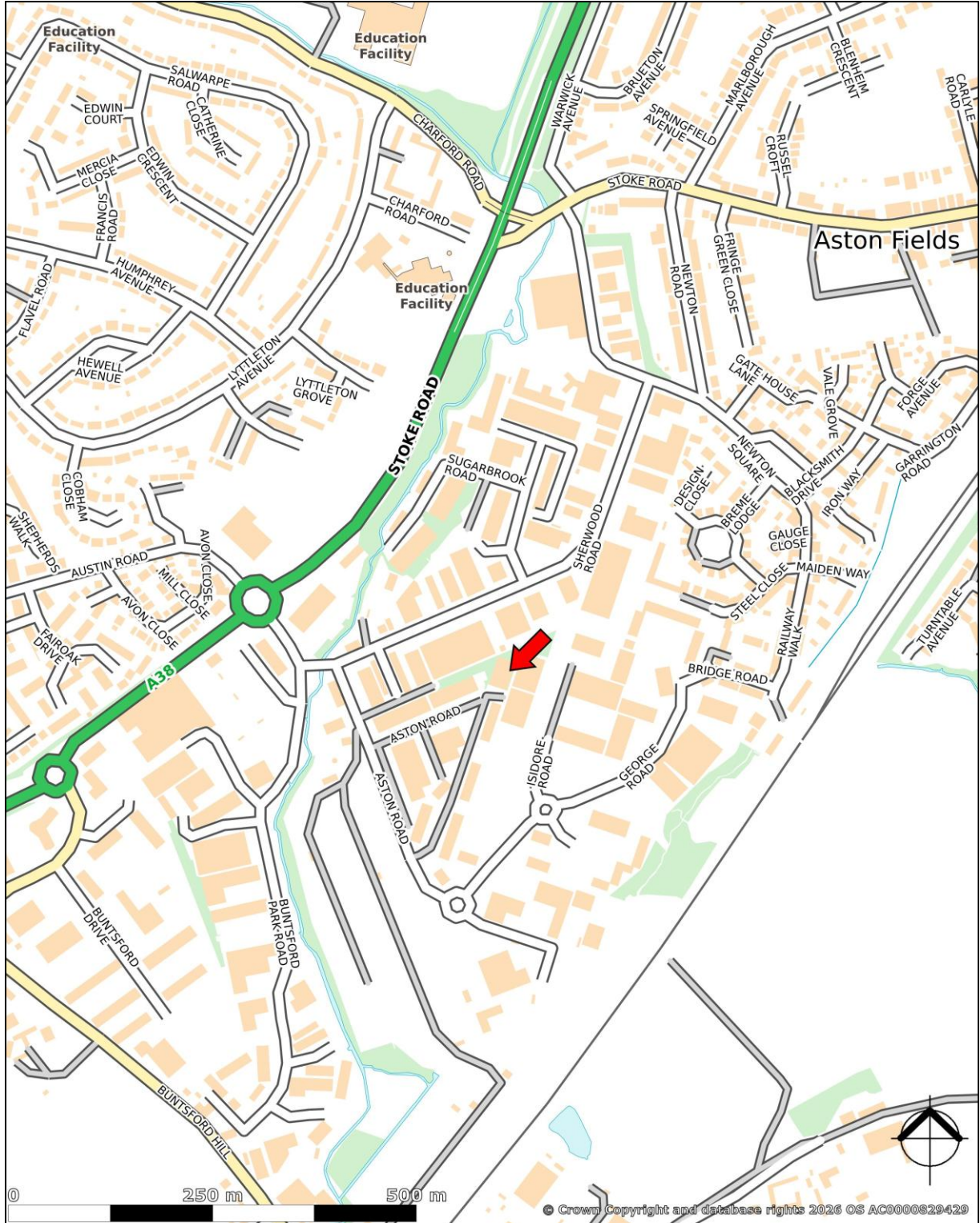
Contact: Lauren Allcoat-Hatton
Email: lauren.allcoat-hatton@harrislamb.com
Mob: 07586 632 441

OR FISHER GERMAN

Date: April 2026

SUBJECT TO CONTRACT





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Harris Lamb Limited Conditions under which Particulars are issued

Messrs. Harris Lamb Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are given notice that:

(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.

(iii) no person in the employment of Messrs. Harris Lamb or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.

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