



TO LET

INDUSTRIAL WAREHOUSE UNIT WITH TWO STOREY OFFICES AND REAR YARD

Priory House, Saxon Business Park, Bromsgrove, B60 4AD



7,026 sqft

(653 sqm) Approx. Gross Internal Area

LOCATED 3.3 MILES FROM JUNCTION 5 OF THE M5

ESTABLISHED BUSINESS PARK

NEW LEASE AVAILABLE





LOCATION

Priory House is located within Saxon Business Park, a well-established and popular commercial destination on the edge of Bromsgrove, Worcestershire. The business park accommodates a range of office, industrial and trade occupiers, creating a strong and professional business environment.

The property enjoys excellent accessibility, situated close to Bromsgrove town centre. Both the A38 and A491 are nearby, offering swift access to Junction 1 of the M42 and Junctions 4 and 5 of the M5, linking the property efficiently to Birmingham, the Midlands and the national motorway network.

Bromsgrove railway station is easily accessible and offers regular services to Birmingham New Street and Worcester, while Birmingham International Airport is approximately 20 miles to the north-east, further enhancing the property's connectivity.

DESCRIPTION

Priory House provides warehouse and office accommodation with the added benefit of a mezzanine floor, offering flexible accommodation suitable for a range of business occupiers.

The property benefits from parking to the front and a secure yard to the rear, enhancing operational efficiency for loading, storage or external use. Access is provided via a roller shutter door 4m (w) x 4.7m (h) in addition to a double personnel entrance door, leading into the main accommodation.

The warehouse area features a solid concrete floor, painted block and clad elevations, gas supply, lighting and three-phase electricity, making it suitable for light industrial or storage use. The unit has a good internal height of 6m to the Apex, 4.75m eaves and 2.65m to the underside of the Mezzanine.

The office accommodation is arranged over the ground and first floors and is fitted to a good standard, including carpeted floors, suspended ceilings, gas central heating, double-glazed windows, skirting trunking and LED lighting throughout.

Ancillary facilities include two kitchen areas located at ground and first floor levels, along with WC facilities comprising one WC to the ground floor and two WCs to the first floor.

ACCOMMODATION

	SQM	SQFT
Ground Floor	436.76	4,701
First Floor Offices	101.75	1,095
Mezzanine	114.30	1,230
TOTAL GIA	653	7,026





AVAILABILITY

The subject property is available on a new full repairing and insuring lease on terms to be agreed.

QUOTING RENT

£48,000 per annum, exclusive

EPC

EPC Rating B.

BUSINESS RATES

Rateable Value (2026): £48,500

SERVICES

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

VAT

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

LEGAL COSTS

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

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.

VIEWING

Strictly by way of the sole letting agents:

Harris Lamb

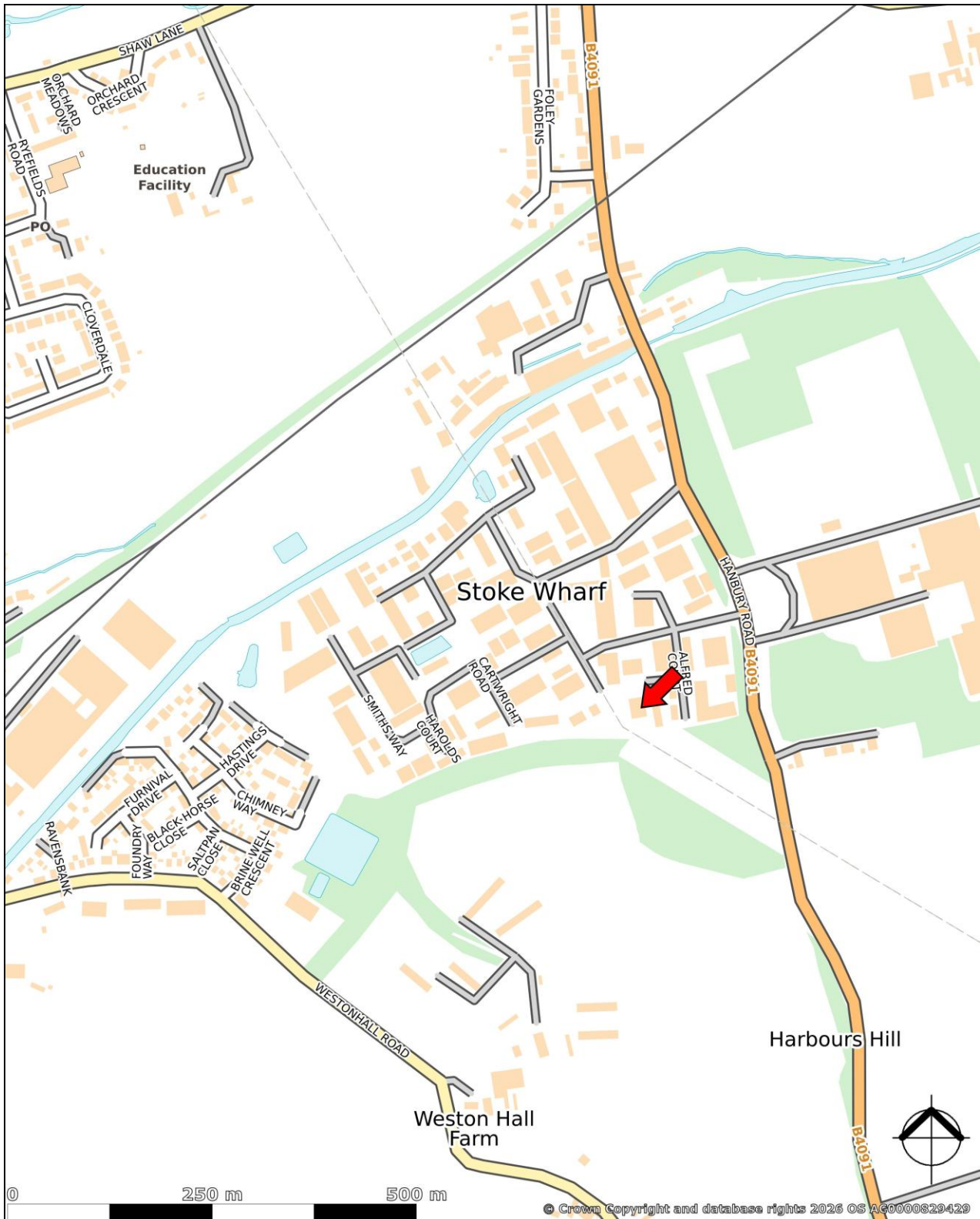
Contact: Lauren Allcoat-Hatton
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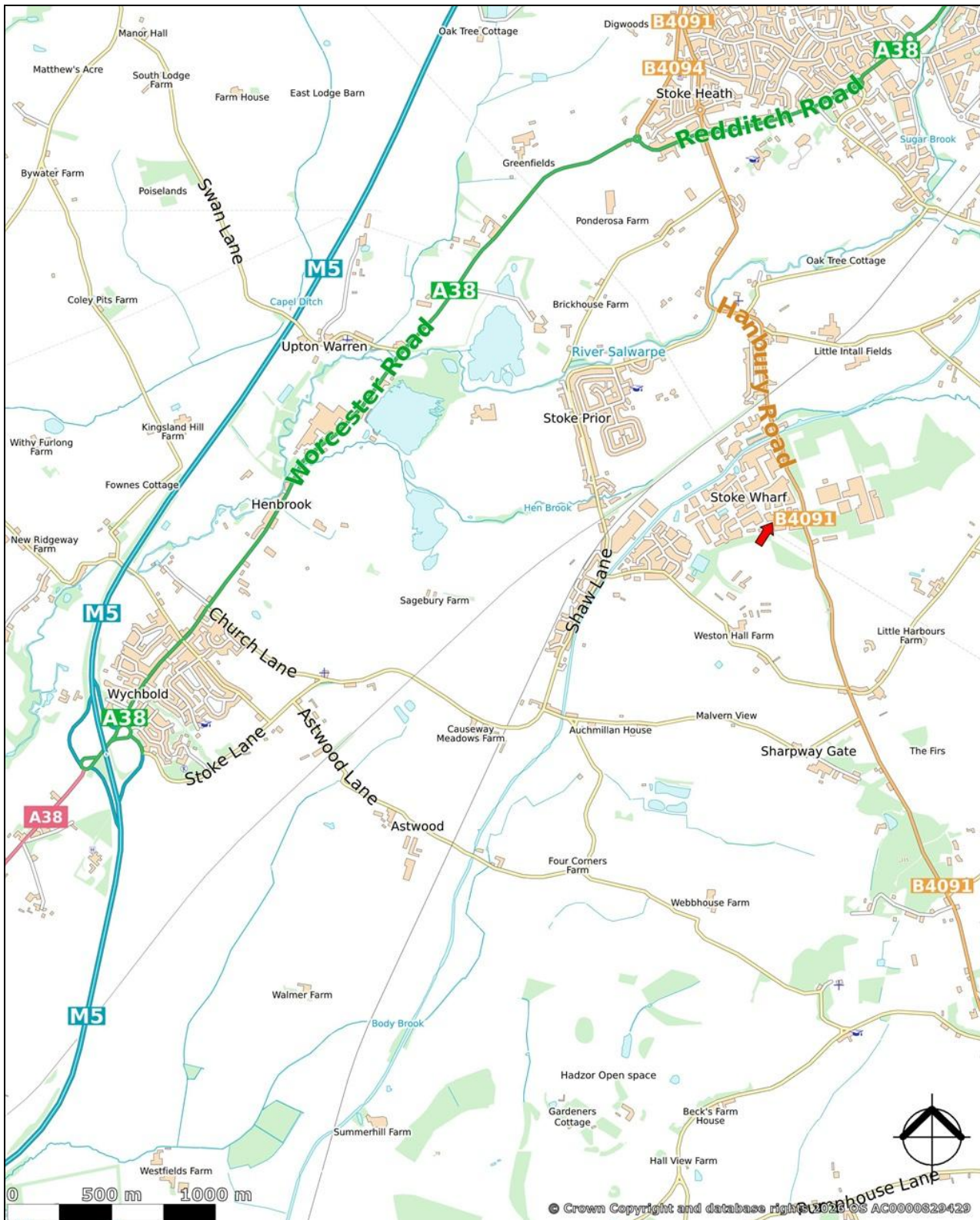
Date: April 2026

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.

(iv) all rentals and prices are quoted exclusive of VAT. (v) Harris Lamb is the trading name of Harris Lamb Limited.