

FOR SALE

23 SILVER BIRCHES BUSINESS PARK
ASTON ROAD, BROMSGROVE, B60 3EU



DETACHED WORKSHOP/INDUSTRIAL UNIT WITH CAR PARKING AND YARD

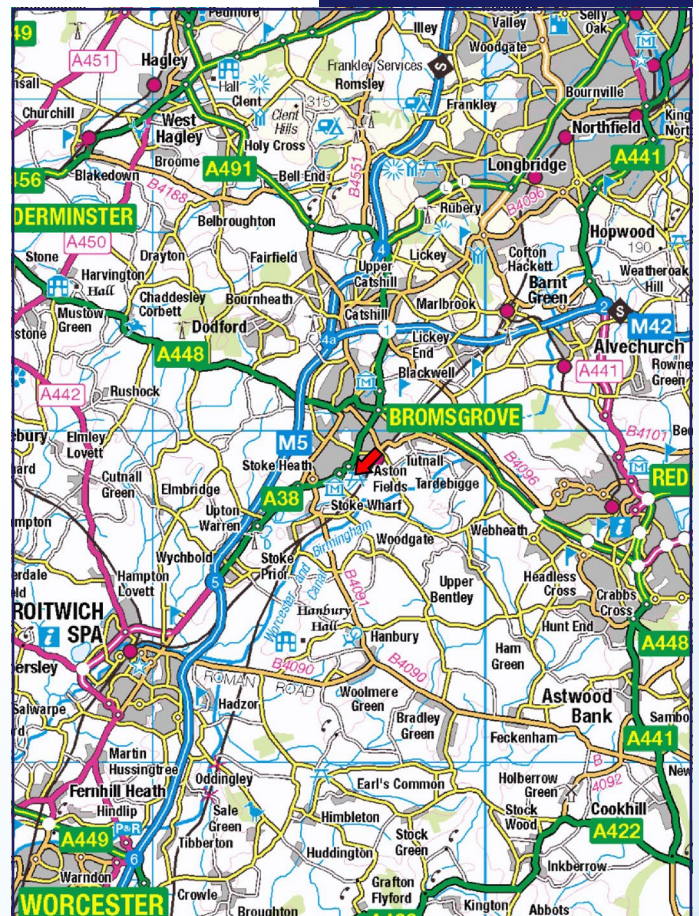
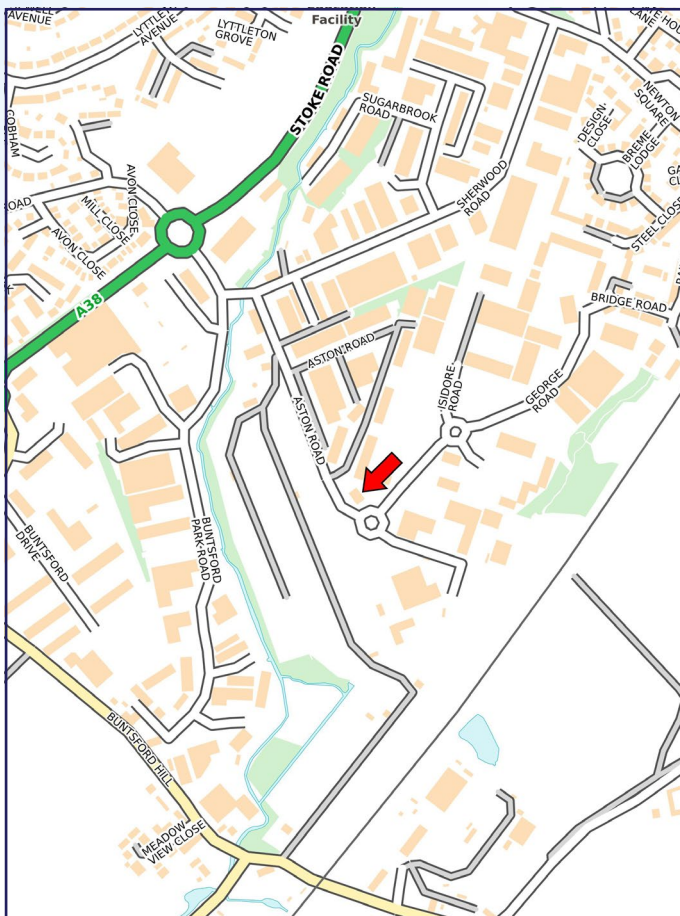
2,844 sq ft (264.18 sq m) (Approx. Total Gross Internal Area)

- Modern detached workshop
- Ground and first floor offices
- Open plan warehouse including lighting and heating
- 3 Phase electric
- Storage container and spray booth included

LOCATION

Silver Birches Business Park is a well-established commercial development located to the eastern side of Bromsgrove, one of Worcestershire's principal business centres. The estate benefits from excellent connectivity, being situated within easy reach of Junction 1 of the M42 and Junctions 4 and 5 of the M5 motorway, providing swift access to Birmingham, Worcester, Redditch and the wider Midlands motorway network. Bromsgrove continues to attract a diverse range of industrial and trade occupiers due to its strategic location, strong labour supply and excellent transport links, making it a highly sought-after business destination.

The property benefits from a range of nearby amenities, with Aldi, Morrisons, Costa and Greggs all located within close proximity, together with trade and building suppliers including Screwfix, Howdens, Plumbase Bromsgrove and Stone & Earth Kitchen Supplies. Neighbouring occupiers within the business park and surrounding commercial area include Absolute Automation, Worcester Bearings and Engineering Services, BDHT, Starflex Packaging and Cardinal Steels, creating an established and thriving business environment.



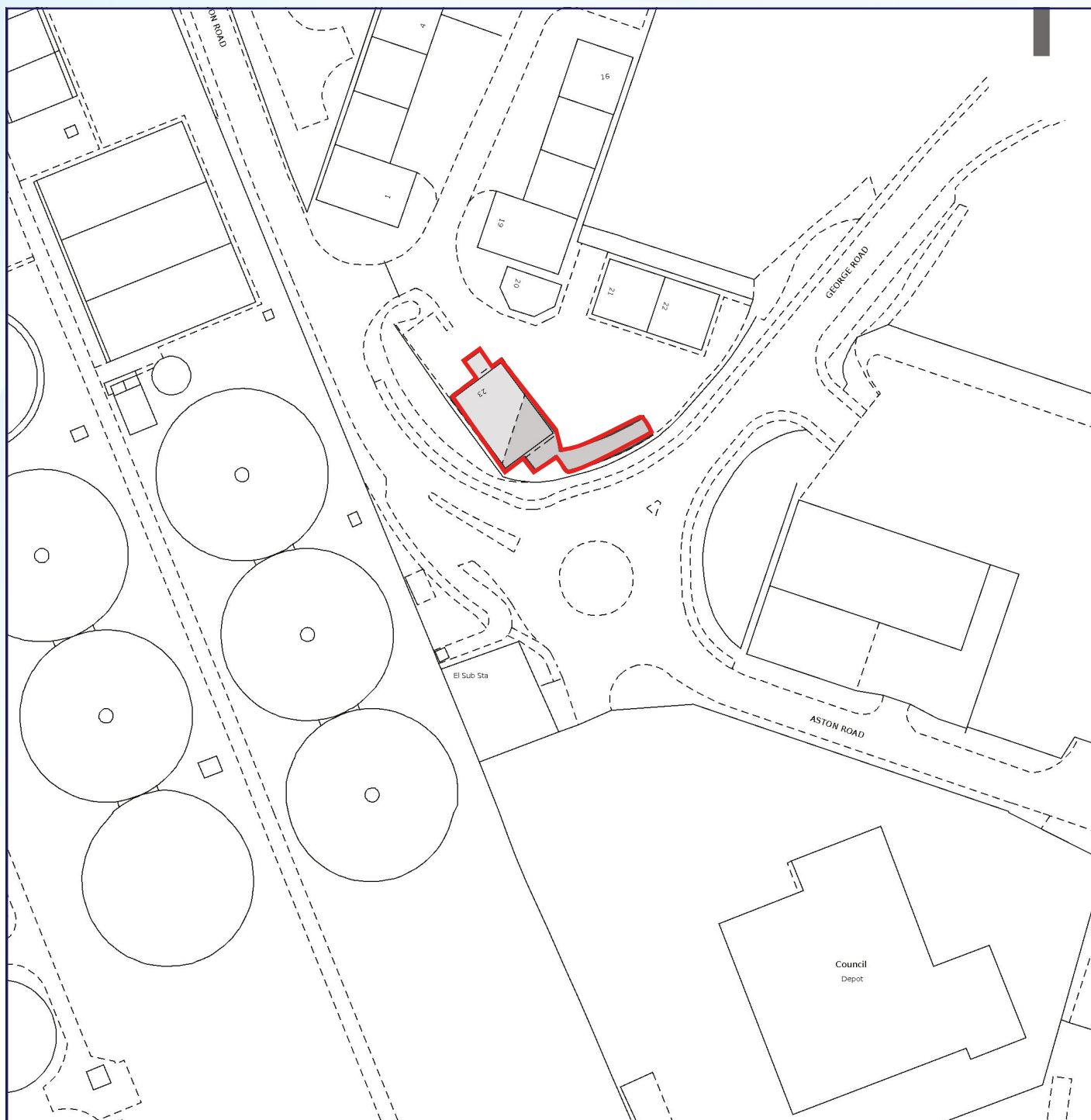
POSTCODE: B60 3EU

DESCRIPTION

The property comprises a modern detached workshop/industrial unit of steel portal frame construction beneath a pitched insulated roof incorporating translucent roof lights. The accommodation provides a combination of predominantly open-plan warehouse space together with well-appointed ground and first floor offices, staff facilities and WC accommodation. The warehouse benefits from an electrically operated roller shutter loading door, three-phase power supply, gas-fired heating and an internal eaves height of approximately 6 metres. In addition, a spray booth is installed within the warehouse

and will form part of the sale, providing an attractive opportunity for occupiers involved in vehicle repairs, manufacturing, finishing processes or specialist engineering operations.

Externally, the property benefits from a secure fenced storage yard, 40 ft storage container and dedicated on-site parking for approximately 8 vehicles, offering a versatile opportunity for owner-occupiers, trade counter operators, manufacturing businesses and investors seeking high-quality industrial accommodation within an established business park environment.



ACCOMMODATION

	SQ M	SQ FT
Ground Floor	208.92	2,248
First Floor Offices	55.26	595
TOTAL Approx. Gross Internal Area	264.18	2,844

Overall site area approx. 0.104 acres (0.042 ha)

TENURE

The property is available on a freehold basis with vacant possession.

PRICE

£430,000 exclusive.

SERVICES

We understand there is mains gas, electric and water connected to the unit however we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

BUSINESS RATES

Rateable Value (2026): £22,000

EPC

EPC Rating: To be confirmed

LEGAL COSTS

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

VAT

VAT is chargeable in respect of this transaction.

ANTI MONEY LAUNDERING

The Anti Money Laundering Regulations require identification checks are undertaken for all parties purchasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing entity.



VIEWING Strictly via sole agents

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SUBJECT TO CONTRACT Ref: TBC Date: 09/26

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