



KWB

TO LET

2,571 sq ft (238.85 sq m)

High Quality Modern 1st floor Offices

**Unit 9,
Topaz Business Park,
Bromsgrove,
B61 0GD**

- Grade A office accommodation
- Full comfort cooling
- Secure managed site
- 10 allocated car parking spaces
- Situated at Junction 1 of the M42 motorway

www.kwboffice.com

0121 233 2330

Property details – Unit 9 Topaz Business Park

Description

Topaz is a purpose built modern out of town office scheme comprising ten state of the art self-contained office buildings, set in a secure landscaped parkland environment with good on-site car parking provision, CCTV cameras, barrier entry system and views across open Worcestershire countryside. The estate also benefits from an On site Costa Coffee café/Drive through.

The buildings have the following specification:

- Comfort cooling (heating and cooling)
- 150mm raised access floors
- High quality external and internal finishes
- Suspended ceilings incorporating LG7 Luminaires
- High quality fit out including private offices, meeting rooms and a fitted kitchen.
- Secure barrier entry system
- Individual company entrances
- 10 designated car parking spaces, 2 of which benefit from EV charging

Tenure

The property is available on a new business lease for a term of years to be agreed.

Rental

£48,500 per annum exclusive.

Accommodation

The first floor space extends to 2,571 sq ft.

Service Charge

The landlord runs a service charge to cover the cost of maintaining the air conditioning, main structure of the building and the maintenance of the wider estates communal areas. Further details available from the agents.

Business Rates

The offices have a rateable value of £30,750 and rates payable of £15,344.25 per annum (2026/27).

EPC

A20.

VAT

All prices, premiums and rents are quoted exclusive of VAT but may be subject to VAT at the prevailing rate.

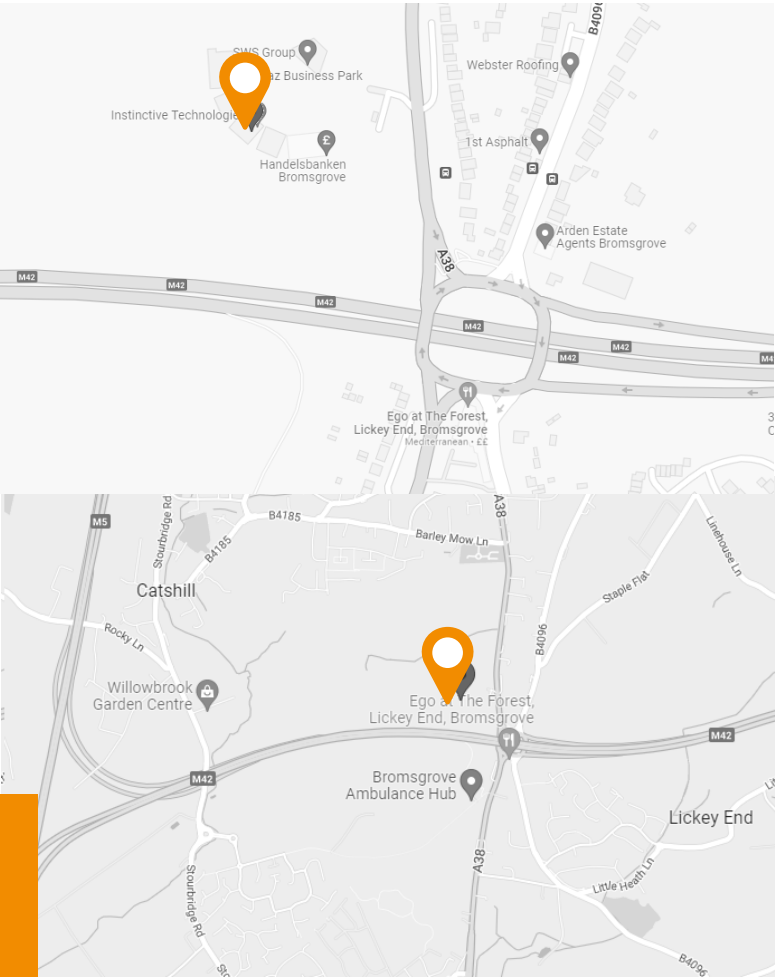
Legal costs

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

Viewings

Strictly by appointment with the sole letting agents.





Location details

Unit 9 Topaz Business Park, Bromsgrove, B61 0GD

Topaz is situated fronting, yet set back from, the main A38 Birmingham Road, some 250 yards from Junction 1 of the M42 motorway which is situated approximately two and a half miles to the north of Bromsgrove Town Centre.

Birmingham City Centre is situated approximately 13 miles to the north and Worcester City Centre is situated approximately 12 miles to the south. In addition the M42 motorway, the property is within two miles of Junction 4 of the M5 motorway and as such road communications to the site area very good.



For further information
and to arrange a viewing,
please contact:

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