



**Unit 2 Asper House, Earlswood Business Park**  
Poolhead Lane, Solihull, B94 5EW

**Factory / Warehouse Unit**

**1,464 sq ft**  
(136.01 sq m)

- Available from December 2025
- LED Lighting
- Fully Refurbished
- Office Included
- Prominent Location
- Potential Additional Yard

Summary

Available Size	1,464 sq ft
Rent	£15,000 per annum
Rates Payable	£3,143.70 per annum 100% Small Business Rate Relief Potentially Available
Rateable Value	£6,300
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Location

Unit 2 Asper House is located off Poolhead Lane, within a popular, established Multi-Let Business Park. Solihull Town Centre is approximately 5 miles to the north with Birmingham City Centre being 11 miles to the north.

Earlwood Business Park benefits from extremely convenient access to the A435 and M42 Motorway, with J3 being within two minutes drive.

Description

The Property comprises a single storey Factory/ Warehouse with a loading door and LED lighting. Internally the Unit is configured as open-plan accommodation and has been refurbished throughout with an office, ready for occupation.

The Property benefits from 24/7 access with the fenced and gated Business Park being accessed via a concrete surfaced Estate Road.

Tenure

New Full Repairing and Insuring Lease for 3 or more years.

Rent

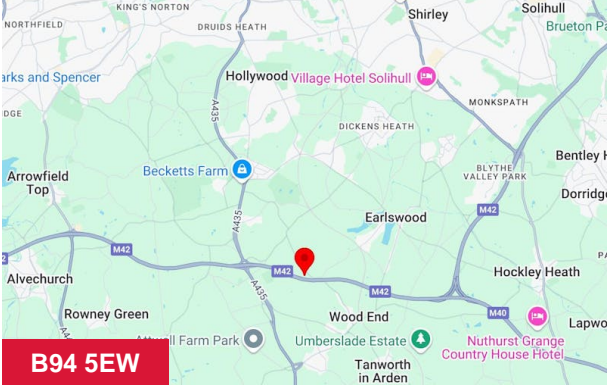
£15,000 Per Annum (+VAT)

Service Charge

A pro rata contribution towards the maintenance of the communal areas on the Estate is payable.

Legal Fees

Each party to bear their own costs.



Viewing & Further Information



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