

46 Plume Street, Aston, Birmingham, B6 7RT



**TO LET**

Warehouse Unit Close to Spaghetti Junction

Gross Internal Area: 7,914 ft<sup>2</sup> (735.25 m<sup>2</sup>)

### Location

The property is situated along Plume Street in the Aston area of Birmingham.

Communication links are excellent with J6 of the M6 motorway (Spaghetti Junction) being situated approximately ½ mile north via Long Acre, Cuckoo Road and Lichfield Road.

The area is adjacent to the (A47) Heartlands Parkway providing dual carriageway link between Birmingham City Centre and Junction 5 of the M6 Motorway. Birmingham City Centre is located approximately 2 miles south west.

The immediate area is well served by public transport with regular bus services and being only a short distance from Aston train station

### Description

The property comprises a high bay single storey warehouse of steel portal frame construction with block infill to full height, beneath an insulated pitch roof incorporating translucent roof lights.

The warehouse accommodation benefits from concrete flooring, high bay fluorescent strip lighting, three phase power, and a minimum eaves height of 23 ft. rising to 35ft 11” in the apex.

Loading access is provided via roller shutter access to the front of the property leading directly into the shared yard / loading area.

Parking is afforded to the front of the unit as well as plentiful off-street located along Plume Street.

Please note\* the landlord will be installing WC facilities, however the tenant will be responsible for the installation of their own offices.

### Accommodation

**Total (GIA) 7,914 ft2 (735.25 m2) approximately.**

### Terms

The property is available on a new lease FRI lease, with length to be agreed, at £40,000 per annum.

### VAT

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

### Services

We understand that all mains services are available to the property.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations.

### Money Laundering

Anti-money laundering regulations require identification checks to be undertaken by all parties purchasing or letting properties.

### Legal Costs

Both parties are to bear their own legal and surveyor's fees incurred during the transaction.

### Energy Performance Certificate (EPC)

Available upon request from the agent.

### Availability

The property is available from January 2024, subject to the completion of legal formalities.

### Viewing

Strictly via the sole agent Siddall Jones on **0121 638 0500**

