

Unit 5 Aston Expressway Industrial Estate, Aston, Birmingham, B6 4EX



TO LET

Modern Warehouse fronting A38(M)

Gross Internal Area: 11,140 ft² (1,035 m²)

Location

Aston Expressway Industrial Estate is prominently located fronting the A38 (M) Aston Expressway, with access off the A38 via Pritchett Street and the (A4540) inner ring road.

Birmingham City Centre is approximately 1 mile south of the property and J6 M6 is approximately 1 mile to the north, via the A38.

Description

Unit 5 is an end terrace unit, benefitting from a recessed frontage creating a separate yard area to the front.

The property is of steel portal frame construction with brick elevations, surmounted by a profile metal roof and roof lights.

Access is provided via a single roller shutter door and pedestrian entrance to the front offices.

Internally the warehouse provides an eaves height of 5.35m and will be refurbished to include new decoration throughout.

Integral stores, WCs and staff kitchen are also provided with the office accommodation being situated at the front of the property and extending over two floors with separate staff facilities.

Accommodation

Warehouse	9,228 ft2 (857 m ²)
Office and Stores	1,912 ft2 (178 m ²)
Total (GIA)	11,140 ft2 (1,035 m²)

Rental / Terms

The property is available to let on a new lease with length to be agreed at £77,980 per annum exclusive.

VAT

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

Rateable Value

April 2023 RV - £58,000
Rates Payable - £29,000 pa approx.

Planning Use

The unit is suitable for light industrial, general industrial and storage/distribution uses within Classes B1, B2 and B8.

Services

The premises benefit from all mains services, which are connected on, or adjacent to, the subject premises.

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

Legal Costs

Both parties are to be responsible for their own legal fees incurred during this transaction.

Energy Performance

The unit has an Energy Performance Rating of E (118) which will be reassessed following the landlord's refurbishment.

Money Laundering

Two forms of ID and proof of funds will be required to satisfy Anti-Money Laundering protocols.

Viewing and Further Information

Strictly via the joint agents Siddall Jones on 0121 638 0500 or Harris Lamb 0121 455 9455

