

Unit 3 Aston Expressway Industrial Estate, Aston, Birmingham, B6 4EX



TO LET

Modern Warehouse/Trade Counter Fronting the A38(M) Aston Expressway

Gross Internal Area: 8,209 ft² (762.63 m²) approx.

Location

Unit 3 is prominently located fronting the A38 (M) Aston Expressway, with access off the entry slip road and 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

The property comprises a modern warehouse/trade counter of steel portal frame construction with full height brick elevations, surmounted by a profile metal clad roof and translucent roof lights.

Loading access is provided via a single roller shutter to the rear of the premises via the service yard off Pritchett Street.

Internally the warehouse provides a high bay area with a minimum eave's height of 13m with the remaining warehouse being circa 5.25m.

The warehouse benefits from concrete flooring, high bay LED lighting, and gas fired air blowers.

The front of the building is set behind a forecourt car park off the A38 and provides a trade counter/retail area.

The space is predominately open plan with laminate wood flooring and emulsion coated walls.

Offices and storage are also provided at ground floor level with cellular offices across the first floor.

Accommodation

High Bay Warehouse	2,190 ft2
Warehouse	3,137 ft2
Trade Counter / Offices	2,882 ft2
Total (GIA)	8,209 ft2 (762.63 m2)

Rental / Terms

The property is available to let on a new lease with length to be agreed at £57,500 per annum exclusive.

VAT

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

Rateable Value

April (2023 RV) - £62,500 (Rates Payable - £31,250 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

Available upon request from the agent.

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 Bromwich Hardy.

