



# TO LET

## REFURBISHED INDUSTRIAL/ TRADE UNITS

MAPLE BUSINESS PARK, WALTER STREET, ASTON, BIRMINGHAM, B7 5ET



# 2,182 – 7,472 sqft

(approx GIA)

NEWLY REFURBISHED INDUSTRIAL/TRADE UNITS

EXCELLENT ACCESS TO BIRMINGHAM CITY CENTRE AND M6 (J6)

MAIN ROAD FRONTAGE, ONSITE PARKING AND YARD AREAS





## LOCATION

The properties are situated in the Aston area of Birmingham just off the B4144 Walter Street which in turn provides access to the A5127 Lichfield Road. Birmingham City Centre is located approximately 2 miles to the south-west of the property. Junction 6 of the M6 Motorway is approximately 1 mile distant in turn linking to the M5 and M42 and the Motorway Network. Neighbouring occupiers include City Sprint, HSS Hire, Andrew Page & Euro Car Parts.

## DESCRIPTION

The properties provide newly refurbished industrial/ trade units with excellent prominence to the B4144 Walter Street and benefits from:

- Steel portal frame construction.
- Painted concrete floors.
- 5.9m minimum working height.
- Electric roller shutter loading door.
- New LED lighting
- Air-source heating
- Fitted office accommodation.
- WC accommodation and kitchenette (in part)
- Electric security shutters
- Demised parking & loading areas.

## ACCOMMODATION

PROPERTY	TOTAL GIA
Unit 11	2,697 sqft approx
Unit 12	2,182 sqft approx
Unit 14	7,472 sqft approx

## TENURE/ RENTAL / BUSINESS RATES

The unit is available on a new Full Repairing and Insuring lease for a term of years to be agreed.

PROPERTY	QUOTING RENT	2023 RATEABLE VALUE
Unit 11	£12.00 per sqft	TBC
Unit 12	<b>UNDER OFFER</b>	£22,750
Unit 14	£10.00 per sqft	£64,500



## EPC

Expected EPC B post-refurbishment works.

## MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties leasing property. Before a business relationship can be formed, we will request proof of identification for the leasing entity.

## SERVICES

The agent has not tested any apparatus, equipment, fixture, fittings, or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

## LEGAL COSTS

Each party to bear their own legal costs.

## VAT

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

## VIEWING

Strictly via joint agents:

### HARRIS LAMB

Contact: Ashley Brown/ Neil Slade  
Email: ashley.brown@harrislamb.com  
neil.slade@harrislamb.com

Tel: 0121 4559455

Date: May 2024

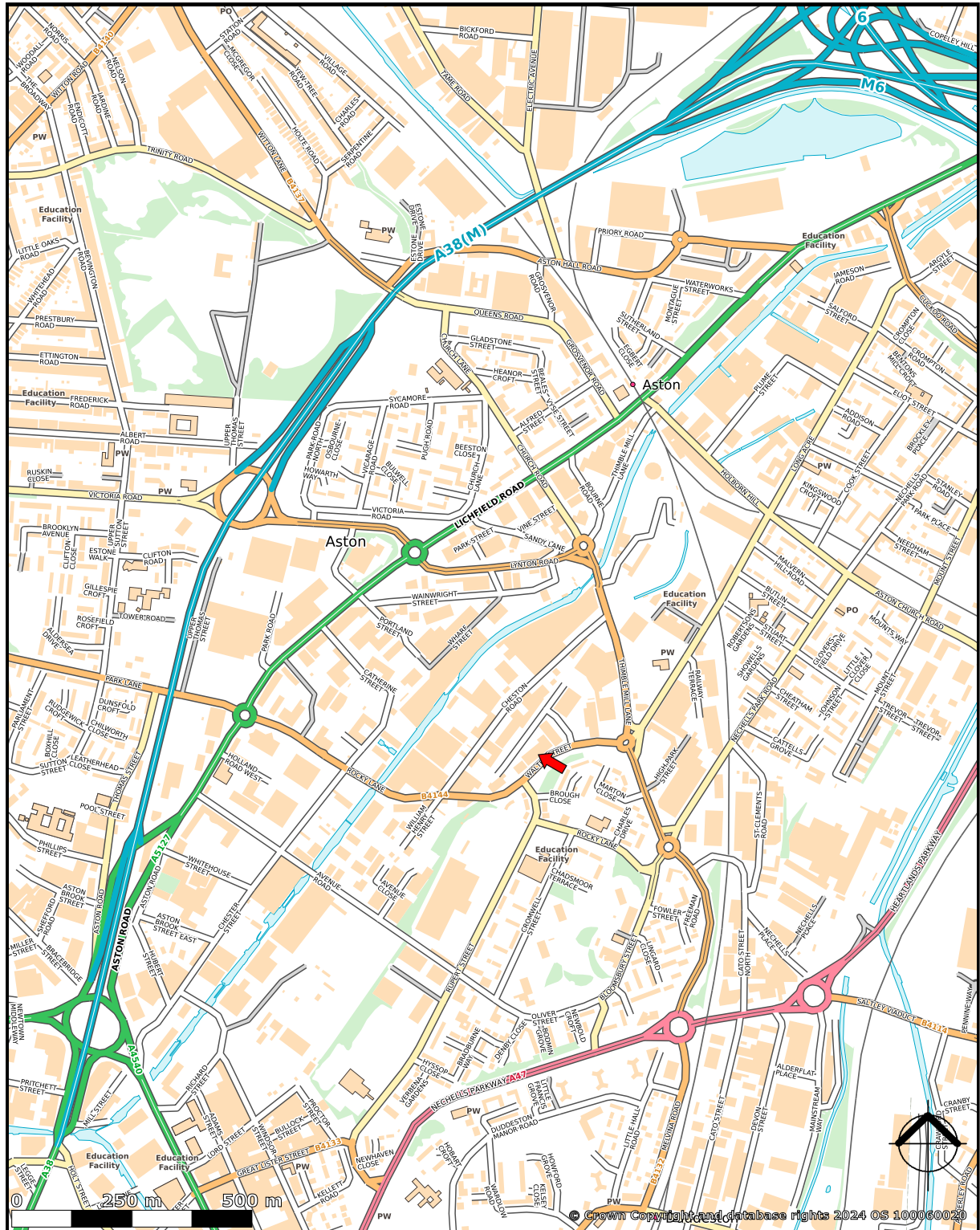
### Burley Browne

Tel: 0121 321 3441

## Subject to Contract



Maple Business Park, Walter Street, Birmingham, B7 5ET



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Plotted Scale - 1:12,656

This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract