

# MODERN INDUSTRIAL/TRADE UNIT - TO LET

Unit 11, Maple Business Park, Walter Street, Aston, Birmingham, West Midlands, B7 5ET



2,697 SqFt (250.55 SqM) | £32,500 per annum exclusive

## Key Features

- Soon to be refurbished units to be available on new leases
- Within easy driving distance of M6 Motorway
- On site parking with loading
- Prominently situated on popular Maple Business Park
- Outside the clean air zone



## LOCATION

The property situated within the Maple Business Park in the Aston district of Birmingham and situated off Water Street (B4144) which has nearby access with Lichfield Road (A5127) which in turn provides direct access with junction 6 (spaghetti junction off the m6 motorway) 1 mile distance. The premises are conveniently situated outside of the Birmingham clean air zone and with nearby motorway access, this in turn provides links with the m5 and m42 motorways and regional motorway networks.

## DESCRIPTION

The property comprises a modern industrial/trade unit situated on a modern business park within the Aston district of Birmingham. Each building provides steel portable frame construction, painted concrete floor predominantly open plan warehouse accommodation together with office and first floor leading onto mezzanine. The units benefit from a minimum eaves working height of 5.9m and incorporates electrical operated roller shutter loading door to the front elevation. Both units are to be refurbished. Fitted office, W.C and kitchenette in part and the units benefit from external demise parking and loading areas to the front elevation.

Area	SqFt	SqM
GF - WAREHOUSE/ANCILLARY	2,098	194.9
FF - OFFICE	599	55.65
<b>Total Floor Area</b>	<b>2,697</b>	<b>250.55</b>

## LEASE

The premises are available on the basis of a new full repairing and insuring lease, terms of which are to be agreed on negotiation.

## ASKING RENT

£32,500 per annum exclusive

## SERVICE CHARGE

We understand that a service charge is applicable for the shared cost of maintenance of the estate, further details available on request.

## BUSINESS RATES

Interested parties are advised to make their own enquiries with the Local Authority (Birmingham) for verification purposes.

## EPC

Awaiting assessment following recent refurbishment.

## MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

## LEGAL COSTS

Each party is to bear their own costs in relation to this matter.

## VAT

All figures quoted are exclusive of VAT which we understand will be payable in this instance, solicitors to confirm.

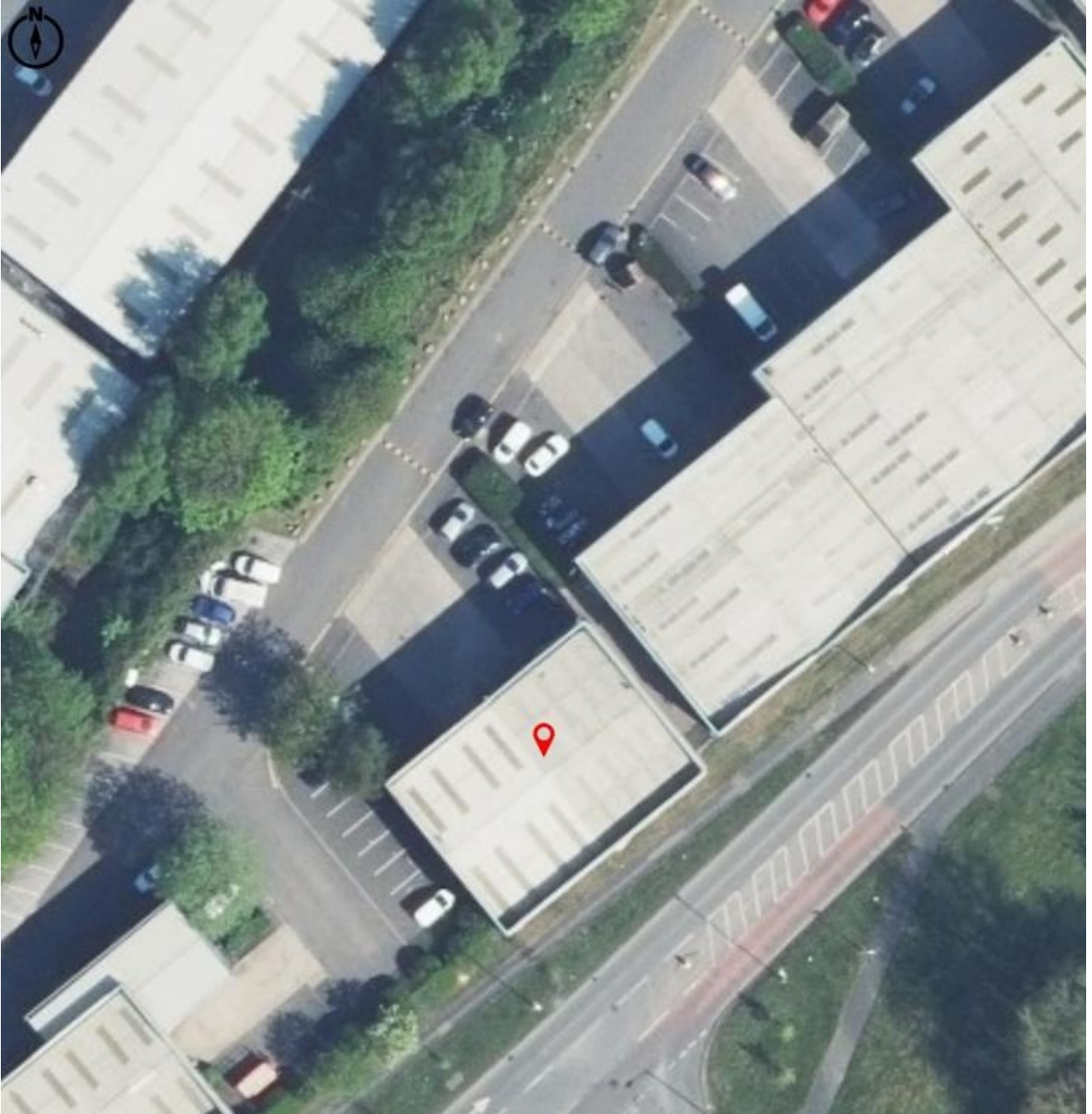
## VIEWING

Strictly by prior appointment, please contact:



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