



Aston Hall Road, Birmingham
B6 7FE

- ▶ 18 new industrial/warehouse units
- ▶ Prominent position fronting main arterial route
- ▶ 3,423 - 7,708 sq ft (units combined)

To Let

5 units remaining





Birmingham City Centre

13

A38(M)

Park Circus

Birmingham Wholesale Market

A38(M)

1

Aston

URBAN EXPRESS PARK

Entrance

Aston Hall Road

5

7

6

2

12

Lichfield Road A5127

J5 M6

Cuckoo Road

Aston Reservoir

A38(M)

A38(M)

M6

J6

18

3

4

10

15

9

8

11

17

16

Waterlinks Boulevard

14

1

THE SITE

- ▶ Located at the entrance to the Advance Manufacturing Hub and ideally situated to serve the city centre and the Greater Birmingham area
- ▶ 5 minute walk to Aston train station and just 11 miles to Birmingham Airport
- ▶ Immediately adjacent to junction 6 of the M6 providing access into and out of Birmingham
- ▶ Only 9 miles from the M42, 21 miles from the M40 and 35 miles from the M1
- ▶ Situated outside the Birmingham Clean Air Zone
- ▶ The site is located only 5 minutes from Birmingham Wholesale Markets

Local Occupiers

- | | | | |
|---|----------------------|----|-----------------|
| 1 | Salts Healthcare Ltd | 10 | Johnstones |
| 2 | Mayflex | 11 | Motorpoint |
| 3 | Howdens | 12 | DHL Parcel UK |
| 4 | Rexel | 13 | Royal Mail |
| 5 | Hydraforce | 14 | Graham Plumbing |
| 6 | Y International | 15 | Boels |
| 7 | IMI Truflo Marine* | 16 | PTS |
| 8 | Toolstation | 17 | East End Foods |
| 9 | Screwfix | 18 | Goals |

*Under construction



THE ACCOMMODATION

All areas are approximate on a GEA sq ft basis.

1 Ground Floor 2,832
First Floor 1,059
Total 3,891
Car Park Spaces 4

2 Ground Floor 3,650
First Floor 1,139
Total 4,789
Car Park Spaces 4

3 Ground Floor 3,081
First Floor 963
Total 4,044
Car Park Spaces 4

4 Ground Floor 2,970
First Floor 921
Total 3,891
Car Park Spaces 4

5 Ground Floor 2,412
First Floor 1,011
Total 3,423
Car Park Spaces 3

6 Ground Floor 2,343
First Floor 1,060
Total 3,403
Car Park Spaces 4

7 Ground Floor 2,349
First Floor 1,065
Total 3,414
Car Park Spaces 4

8 Ground Floor 5,509
First Floor 1,647
Total 7,156
Car Park Spaces 5

9 Ground Floor 2,579
First Floor 949
Total 3,528
Car Park Spaces 4

10 Ground Floor 2,815
First Floor 1,034
Total 3,849
Car Park Spaces 4

11 Ground Floor 2,821
First Floor 1,038
Total 3,859
Car Park Spaces 4

12 Ground Floor 2,814
First Floor 1,034
Total 3,848
Car Park Spaces 4

13 Ground Floor 3,832
First Floor 1,407
Total 5,239
Car Park Spaces 4

14 Ground Floor 7,928
First Floor 2,269
Total 10,197
Car Park Spaces 6

15 Ground Floor 5,905
First Floor 1,691
Total 7,569
Car Park Spaces 6

16 Ground Floor 5,925
First Floor 1,683
Total 7,608
Car Park Spaces 5

17 Ground Floor 6,072
First Floor 1,750
Total 7,822
Car Park Spaces 6

18 Ground Floor 7,021
First Floor 1,746
Total 8,767
Car Park Spaces 4



VAT

All figures within these terms are exclusive of VAT where applicable.

Service Charge

There is an estate service charge for the upkeep and maintenance of the communal areas and further details are available on request.

Utilities

Gas, electric and water.

Legal Costs

All parties are responsible for their own legal costs.

Anti-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.

Ground Floor
 First Floor

UNITS 5 & 9-12

3,423 up to 7,708 sq ft (units combined)

General Specification

Flexible industrial/warehouse units with fully fitted first floor offices available for occupation now.



8.5m clear
internal height



37.5kN sq m
floor loading



Electric
loading doors



CCTV managed
and monitored



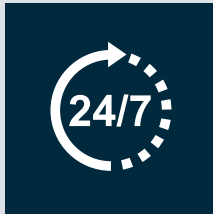
Ability to
combine units



Fitted first floor
offices



Landscaped
environment



24/7
site access

Planning Use

E(g) (formerly B1), B2 and B8 (industrial and warehouse) uses.

Terms

The units are available to let on a leasehold basis.





GREEN CREDENTIALS

The scheme will ensure a decrease in CO2 emissions over 2013 Buildings Regulations. As a result, occupation costs to the end user will be reduced.

The green initiatives include:



Low air permeability design



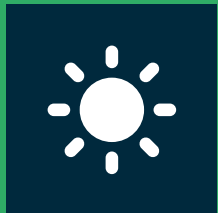
Electric vehicle charging points



Photovoltaic panels on units 2, 3 & 4



Reduced CO2 emissions



15% warehouse roof lights increasing natural lighting



High performance insulated cladding and roof materials



Secure cycle parking



Excellent public transport links



Clean Air Zone

CLEAN AIR ZONE

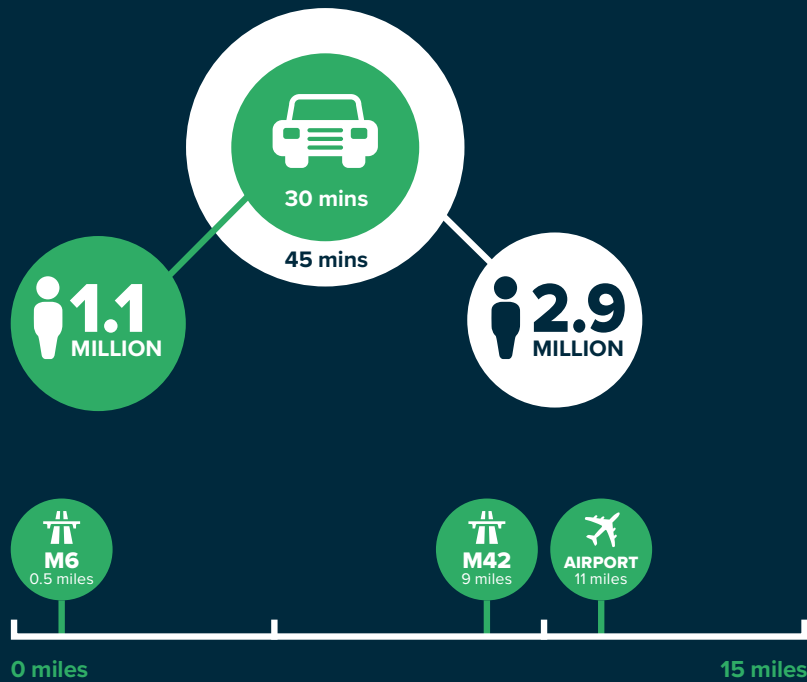
<https://www.brumbreathes.co.uk/>

Occupiers located outside the CAZ will benefit from limited additional transport costs (associated with the CAZ charges of £50 a day per HGV) compared to those companies located within the CAZ.

BIRMINGHAM

At the heart of the UK, Birmingham is the second largest city region and part of the West Midlands. Birmingham is home to world-class businesses, major R&D facilities, innovative entrepreneurs, renowned universities and one of the youngest populations in Europe. It is a dynamic, thriving and business-focused city, being well connected and with a highly skilled talent pool.

DEMOGRAPHICS



1.14 million people* live within Birmingham City, 2.9 million people** live within the urban area and 4.3 million** live within the metropolitan area.
* birmingham.gov.uk **https://www.espon.eu/sites/default/files/attachments/fr-14.3_April2007_final.pdf#page=119



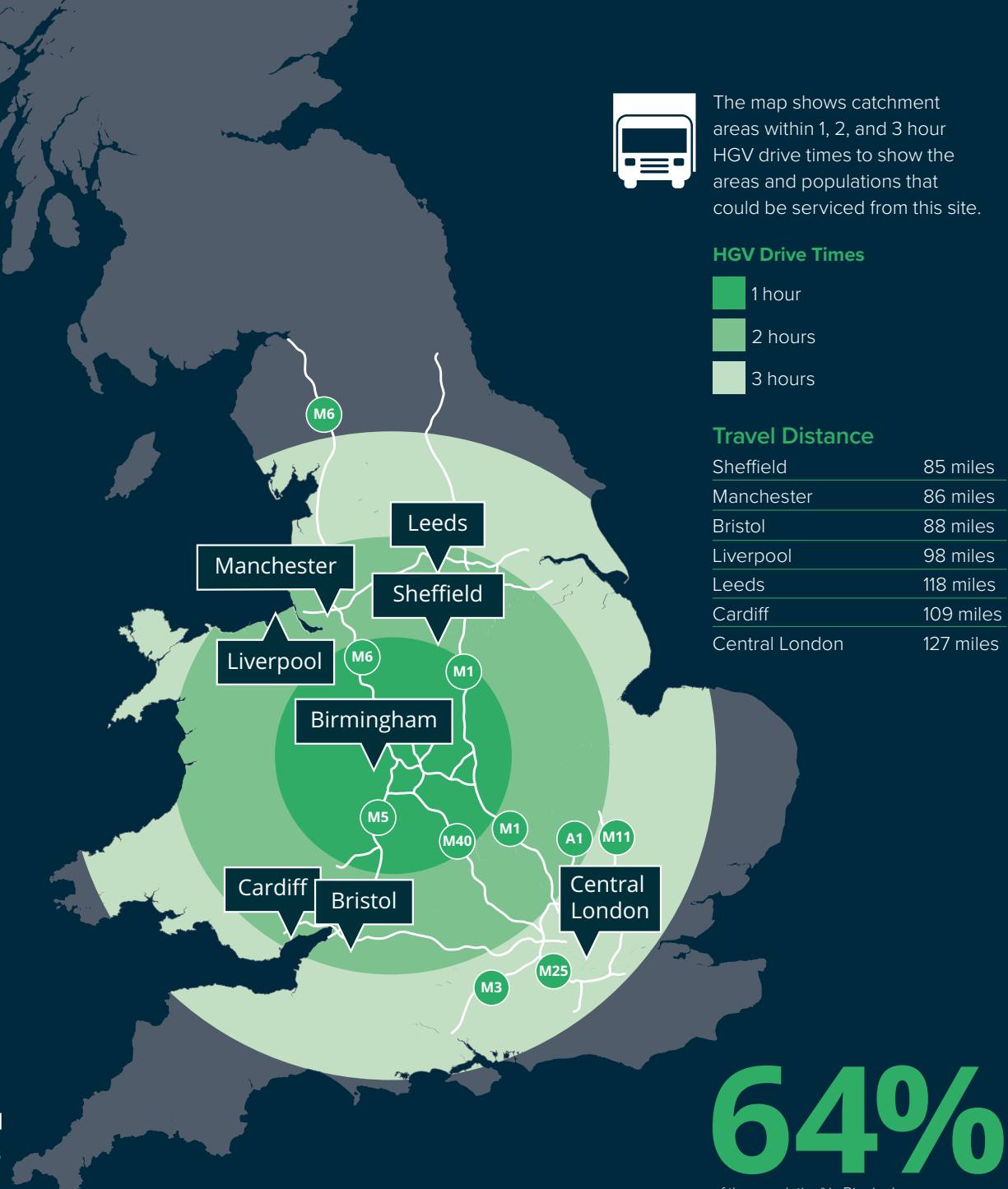
The map shows catchment areas within 1, 2, and 3 hour HGV drive times to show the areas and populations that could be serviced from this site.

HGV Drive Times



Travel Distance

Sheffield	85 miles
Manchester	86 miles
Bristol	88 miles
Liverpool	98 miles
Leeds	118 miles
Cardiff	109 miles
Central London	127 miles



64%

of the population* in Birmingham are of working age

TRAVEL DISTANCES

Urban Express Park, Aston Hall Road, Birmingham, B6 7FE

Road

M6 (J6)	0.5 miles
Birmingham City Centre	2 miles
M42	9 miles
M40	21 miles
M1	35 miles

Rail

Aston Rail Station	0.4 miles
To Birmingham Moor St	8 mins
To Birmingham New St	9 mins

Airport

Birmingham Airport	11 miles
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More information available through the joint marketing agents:



darbykey.co.uk

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Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted. January 2024