



Retail Warehouse / Trade Counter Opportunity

To Let

18,563 sq ft

The Space

The premises is arranged over ground floor and provides the following approximate gross internal floor area:

Warehouse

18,563 sq ft
1,724.63 sq m
Incl. W/C and kitchen facilities

Aston Cross
Rocky Lane
Aston
B6 5RQ

Prominent Retail Warehouse Unit

Highlights

- Prominent location
- Ground floor accommodation suitable for a variety of uses
- Located immediately outside the Clean Air Zone within 1.5 miles of Birmingham City Centre
- Up to 70 car parking spaces available

Description

The property comprises a single span retail warehouse of steel portal frame construction, The building is broadly rectangular in shape with a part brick and part metal sheet cladding and glazing to the upper areas under a dual-pitched roof. The unit benefits the following specification:

- 2.75m working height
- 1 Level access door
- Customer pedestrian entrance
- Large shared car park and loading area
- 70 car parking spaces

Planning

The property currently benefits from Class E use under the new Business and Planning Act 2020.

The property may be suitable for alternative uses subject to obtaining the necessary consents. We suggest any interested parties contact Birmingham City Council for further information.

Legal Costs

Each party to be responsible for their own legal costs.

Location

The property occupies a prominent position with frontage to the roundabout junction of Rocky Lane and Aston New Road (A5127).

There is close access to the A38(M) Aston Expressway which provides direct access into Birmingham City Centre to the south (1.5 miles) and to Junction 6 of the M6 Motorway to the north (1.5 miles).

The subject property is situated within a mixed-use area with Motorpoint Car Supermarket, East End Cash & Carry, Aston Cross Trade Park and several offices located nearby.

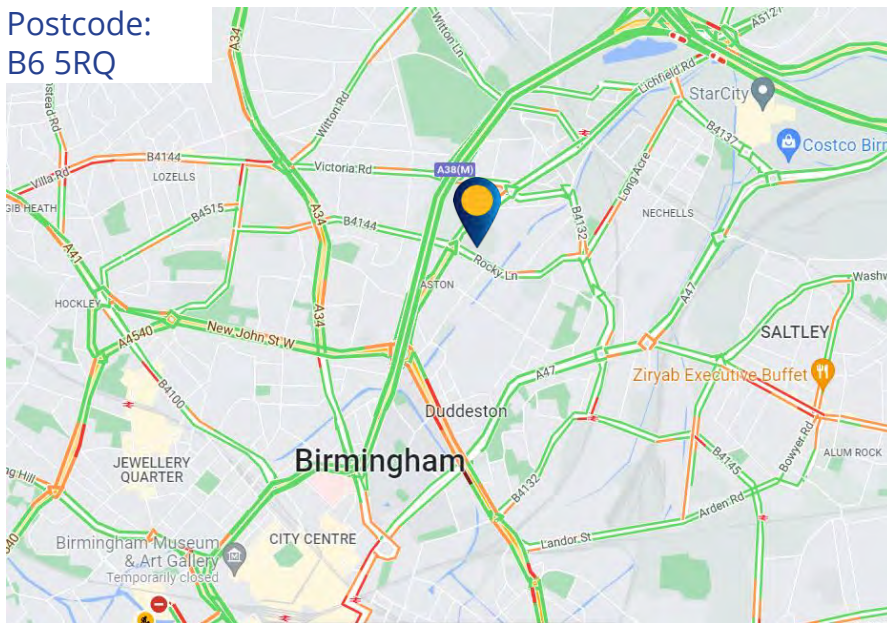
Terms

The unit is available on a new full repairing lease for a term to be agreed. Rent on application via the agent.

VAT

The property is elected for VAT.

Postcode:
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