



# KWB

## FOR SALE

**23,842 sq ft (2,214 sq m)**

**Detached industrial/warehouse**

**15 Maple Business Park,  
Walter Street,  
Aston,  
Birmingham,  
B7 5ET**

- 20 car parking spaces
- Secure yard
- 6.68m eaves
- 2 loading doors

[www.kwboffice.com](http://www.kwboffice.com)

0121 233 2330

# Property details – 15 Maple Business Park

## Description

Unit 15 Maple Business Park comprises a detached industrial/warehouse property with offices over 2 floors. Currently, part of the ground floor area is set out as a trade counter operation.

Internally, there is a large mezzanine area. 2 ground level loading doors leading to the warehouse with 6.68m eaves, accessed through the enclosed yard.

There are 20 on site parking spaces, including EV charging points, to the front of the building and around the elevations. Heating is provided to the warehouse through gas hot air blowers. High level LED lighting is provided to the warehouse.

## Accommodation

Ground floor warehouse	11,880 sq ft	1,103 sq m
Ground floor office/trade counter	5,497 sq ft	552 sq m
First floor office	4,270 sq ft	396 sq m
First floor storage	2,195 sq ft	204 sq m
<b>Total</b>	<b>23,842 sq ft</b>	<b>2,214 sq m</b>

In addition to the above areas, there is a mezzanine of 312.15 sq m (3,359.95 sq ft).

## Terms

The property is available freehold. Vacant possession will not be offered until December 2023. The business will continue in the property until that time. The preference is for an early exchange with a completion delay until vacant possession.

## EPC

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## Price

£2,285,000 exclusive of VAT.

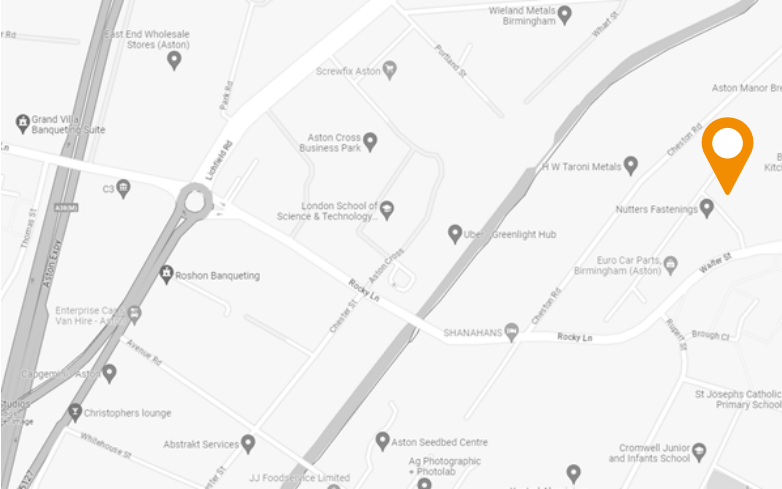
## Rates

The current rateable value is £125,250.

## Services

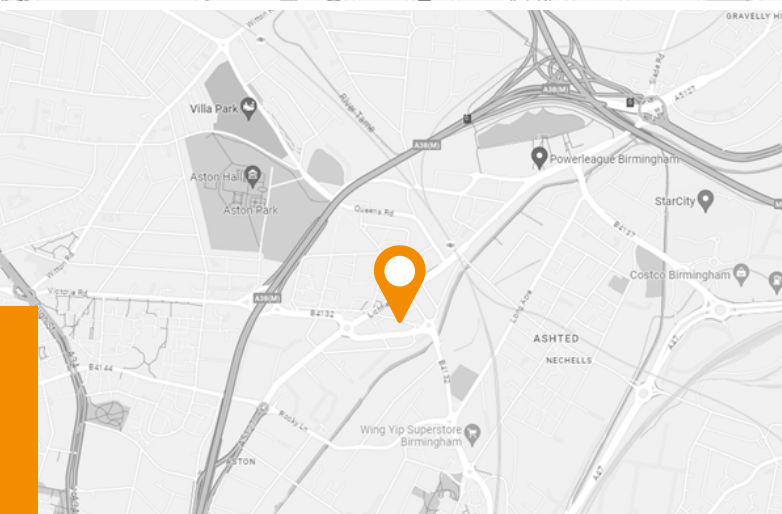
No testing of services has been carried out. Interested parties must make their own investigations.





# Location details

**15 Maple Business Park,  
Walter Street,  
Aston,  
Birmingham,  
B7 5ET**



The property is located on Maple Business Park in Aston. The location is ideally suited for easy access to Birmingham City Centre is 2 miles distance (7 minutes drive) and the motorway network via junction 6 of the M6 which is 1 mile distance (4 minutes drive).

Nearby occupiers include Euro Car Parts, Andrew Page, Aston Manor Brewery and Wing Yip.



For further information and to arrange a viewing by prior appointment only, please contact:

**Kenny Allan**

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