

**TO
LET**

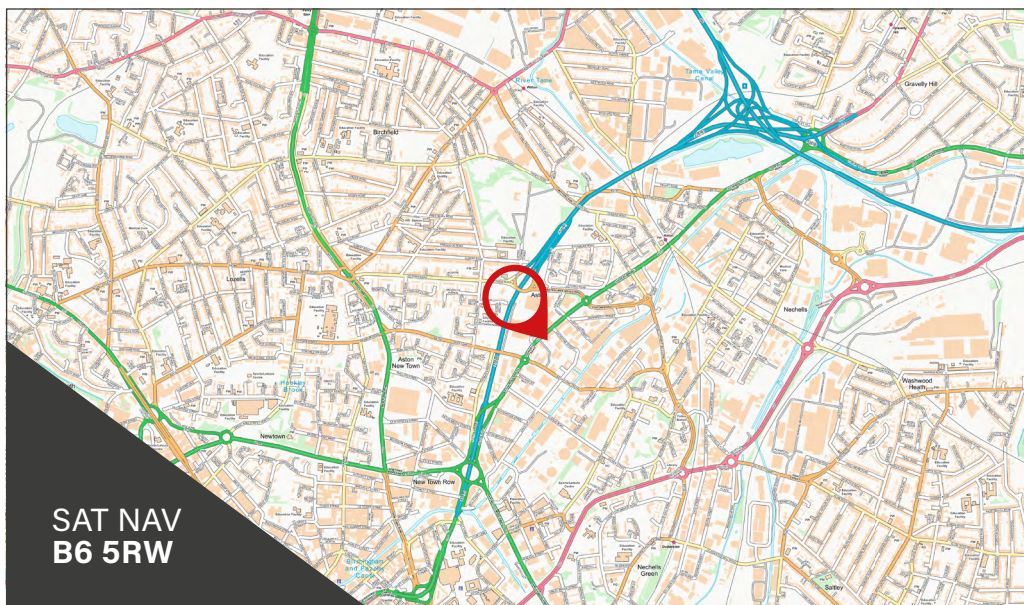
- › Highly Prominent Warehouse Unit
- › Potential Trade Counter Use,
Subject to Planning
- › Located Outside of the Clean Air Zone
- › 0.5 Miles to A38(M)
- › 1.5 Miles to J6 M6
- › 1.5 Miles to Birmingham City Centre

**UNIT 35
LICHFIELD ROAD**

ASTON, BIRMINGHAM, B6 5RW

3,557 - 7,201 SQ FT (330.45 - 668.99 SQ M)

INDUSTRIAL WAREHOUSE UNIT



LOCATION

The property is situated close to the A38(M) Aston Expressway (0.5 mile) and 1.5 miles to the South of Junction 6 M6 Motorway which links via M6 to M5, M42, M1 and M54 Motorways. The planned HS2 Birmingham Curzon Street Station is only 1.5 miles away.

The subject property has direct prominence to the Lichfield Road and Rocky Lane and is situated in a mixed use area with Motorpoint Car Supermarket, East End Cash & Carry, Aston Cross Trade Park and offices.

- > **A38** - 0.5 Miles
- > **M6 J6** - 1.5 Miles
- > **Birmingham City Centre** - 1.5 miles
- > **HS2 Birmingham Curzon Street** - 1.5 miles

LOCATED IN A MIXED USE AREA CLOSE TO THE ASTON EXPRESSWAY

DESCRIPTION

- Modern Steel portal frame construction
- 4.6 m Minimum Eaves Height
- Lighting
- Level loading roller shutter door
- Two storey offices
- Dedicated car parking

ACCOMMODATION

	SQ FT	SQ M
Warehouse	2,621	243.49
Office	936	86.96
Total	3,557	330.43

NB: Can be combined with Unit 37 to provide 7,201 sq ft (668.99 SQ M)

PLANNING USE

We understand the property is zoned for employment purposes falling under B1, B2 and B8. The property may be suitable for trade counter use, subject to planning.

RENT

Rent on application.

TENURE

The unit is available on a new full repairing and insuring lease for a term to be agreed.

SERVICE CHARGE

A service charge is levied to cover the cost of all landlord services provided to the estate.

MONEY LAUNDERING

The successful Tenant will be required to submit two forms of identity, in accordance with Money

Laundering regulations.

BUSINESS RATES

Rateable Value 2017 - £13,250

VAT

FOR VIEWINGS

CONTACT THE AGENTS



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