



OCTAGON
BUSINESS CENTRE

Miller Street, Birmingham, B6 4NH

TO LET



**12 Modern
Industrial/Warehouse Units**



**2,101 – 3,911 sq ft
(units can be combined)**



**Birmingham City Centre
and M6 (within 5 minutes)**

LOCATION



Octagon Business Centre is situated in the well-established industrial area of Aston Birmingham, approximately 0.5 miles from A38 (M) and 2.5 miles from Junction 6 of the M6 motorway. Birmingham City Centre is only 1.0 miles to the south.



SPECIFICATION



Level access
loading door



6.9 – 8.2m
eaves height



First floor
office



Designated
car parking



Fenced and
gated estate



**Outside
Birmingham
Clean Air Zone**



**1.0 miles from
Birmingham
City Centre**



ACCOMMODATION (GEA)

UNIT NO.	FLOOR	SQ M	SQ FT	EAVES HEIGHT	UNIT NO.	FLOOR	SQ M	SQ FT	EAVES HEIGHT	UNIT NO.	FLOOR	SQ M	SQ FT	EAVES HEIGHT
1	GF	214.96	2,314		5	GF	143.34	1,543		9	GF	195.12	2,100	
	FF	96.74	1,041			FF	60.28	649			FF	66.29	714	
	Total	311.70	3,355	8.2	Available	Total	203.62	2,192	8.2		Total	261.41	2,814	6.9
2	GF	211.46	2,276		6	GF	136.03	1,464		10	GF	193.26	2,080	
	FF	92.33	994			FF	59.18	637			FF	64.83	698	
	Total	303.79	3,270	8.2		Total	195.21	2,101	8.2		Total	258.09	2,778	6.9
3	GF	141.48	1,523		7	GF	142.08	1,529		11	GF	242.80	2,613	
	FF	61.50	662			FF	64.11	690			FF	82.80	891	
	Total	202.98	2,185	8.2		Total	206.19	2,219	8.2		Total	325.60	3,504	6.9
4	GF	142.34	1,532		8	GF	200.03	2,153		12	GF	268.49	2,890	
	FF	60.56	652			FF	68.86	741			FF	94.84	1,021	
	Total	202.90	2,184	8.2	Available	Total	268.89	2,894	6.9	Available	Total	363.33	3,911	6.9



EPC

EPC available on request.

RENT/RATES/SERVICE CHARGE

On application.

TERMS

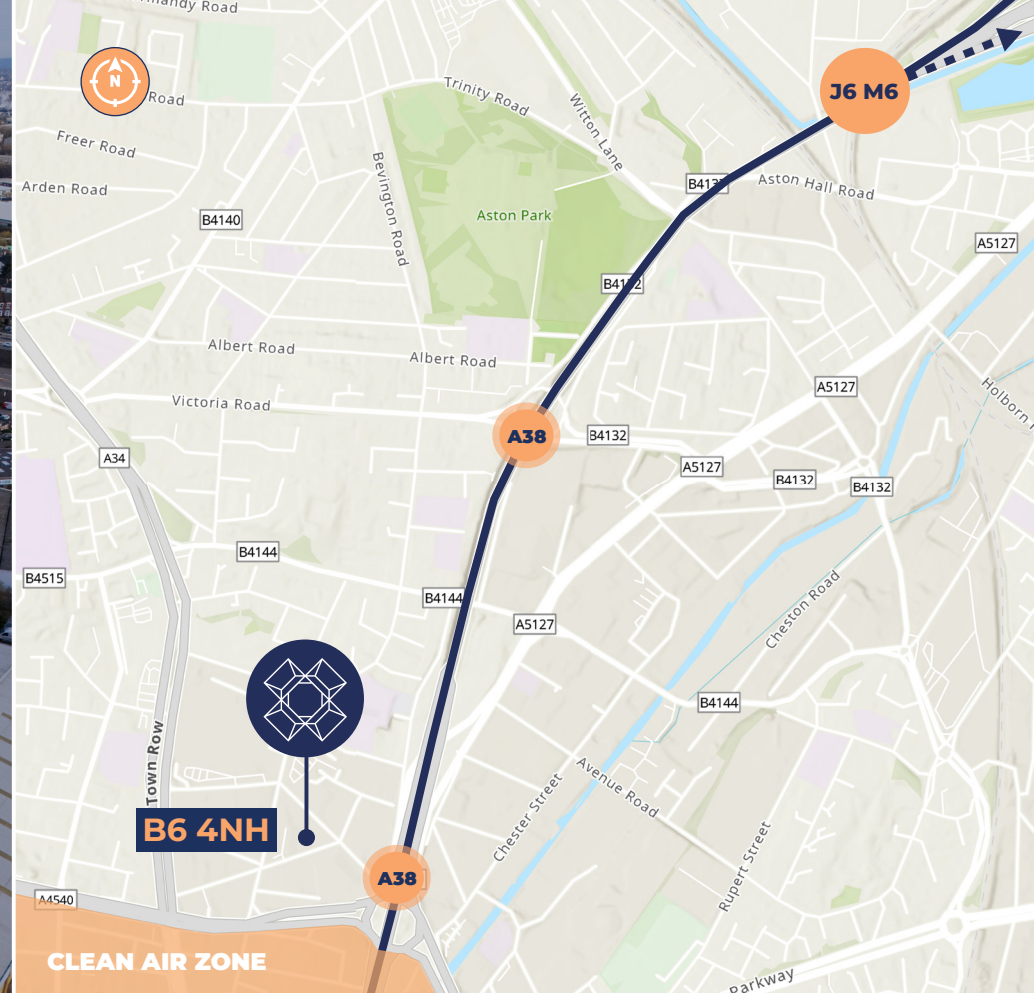
The units are available on a leasehold basis.

PLANNING

E(g) B2 and B8 (industrial and warehouse) uses.

LEGAL COSTS

Each party to be responsible for the payment of their own legal and surveyor's costs.



Garrison
REAL ESTATE

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ANTI MONEY LAUNDERING

The Anti Money Laundering Regulations 2017 and Proceeds of Crime Act 2002 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.

VIEWING

Strictly by appointment with the joint agents.

VAT

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

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CREATIVE