

Unit 3 Aston Cross Trade Park Lichfield Road, Birmingham, B6 5RW

6,139 sq ft (570.33 sq m) GIA

- Existing trade counter unit
- Neighbouring occupiers include Screwfix, Crown Paints, Toolstation, Boels and Harley Davidson
- Benefits from main road frontage off the A5127 Lichfield Road
- Excellent incentives available subject to terms and covenant
- Currently being fully refurbished



Location

Unit 3 is located on the established Aston Cross Trade Park off the main Lichfield Road with access on to the A38 (M) Aston Expressway and Junction 6 of the M6 approximately 1½ miles North East of Birmingham City Centre via the A38.

Access to the rear of the premises is via either Portland or Catherine Street, both of which lead directly off the Lichfield Road (A5127).

Accommodation

Description	Sq ft	Sq m
Warehouse area	5,071	471.11
Reception and offices	1,068	99.22
Total	6,139	570.33

Specification

The property is of brick work design to the front elevation with brickwork/profile metal clad elevations to the rear surmounted by a pitched roof incorporating translucent roof lights.

Internally the warehouse benefits from a concrete floor, a minimum working height of the 4.73 metres and lighting. To the front of the warehouse are two storerooms and WCs. Access to the warehouse is via a level access roller shutter door to the rear.

To the front of the property off the Lichfield Road (A5127) is a pedestrian door, which provides access to the reception area. Access to the warehouse is via a stairwell off the reception. Access to the first floor offices is via a further staircase within the reception area. The offices are situated on the first floor and benefit from wall mounted radiators, florescent strip lighting and are carpeted throughout. There are also male and female WC facilities situated within the office accommodation.

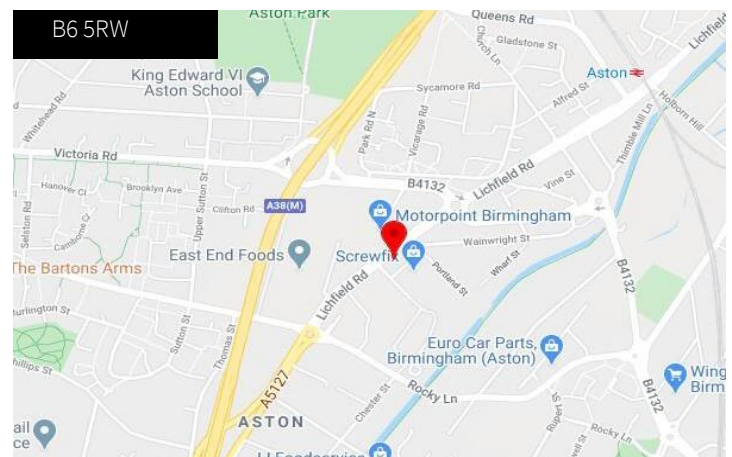
Externally the building benefits from a shared yard and six allocated parking spaces to the rear.

Tenure

The premises are available by way of a new full repairing and insuring lease, terms to be agreed

Services

We have not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working or fit for their purpose. The tenant is advised to obtain verification from their solicitor in this instance.



Rent

Available on Request

EPC

This property has been graded as Exempt: Currently being constructed or undergoing major refurbishment.

Viewing & Further Information

Steven Jagers, JLL

t: 0121 214 9953

e: Steven.Jagers@eu.jll.com

