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)

OCTAGON
BUSINESS CENTRE

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)

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BUSINESS CENTRE

UNIT NO.	FLOOR	SQ M	SQ FT	EAVES HEIGHT
1	GF FF	214.96 96.74	2,314 1,041	
	Total	311.70	3,355	8.2
2	GF FF	211.46 92.33	2,276 994	
Available	Total	303.79	3,270	8.2
3	GF FF	141.48 61.50	1.523 662	
	Total	202.98	2,185	8.2
4	GF FF	142.34 60.56	1,532 652	
	Total	202.90	2,184	8.2

UNIT NO.	FLOOR	SQ M	SQ FT	EAVES HEIGHT
5	GF FF	143.34 60.28	1,543 649	
	Total	203.62	2,192	8.2
6	GF FF	136.03 59.18	1,464 637	
	Total	195.21	2,101	8.2
7	GF FF	142.08 64.11	1,529 690	
	Total	206.19	2,219	8.2
8	GF FF	200.03 68.86	2,153 741	
Available	Total	268.89	2,894	6.9

UNIT NO.	FLOOR	SQ M	SQ FT	EAVES HEIGHT
9	GF FF	195.12 66.29	2,100 714	
	Total	261.41	2,814	6.9
10	GF FF	193.26 64.83	2,080 698	
	Total	258.09	2,778	6.9
11	GF FF	242.80 82.80	2,613 891	
	Total	325.60	3,504	6.9
12	GF FF	268.49 94.84	2,890 1,021	
Available	Total	363.33	3,911	6.9







EPC
EPC available on request.

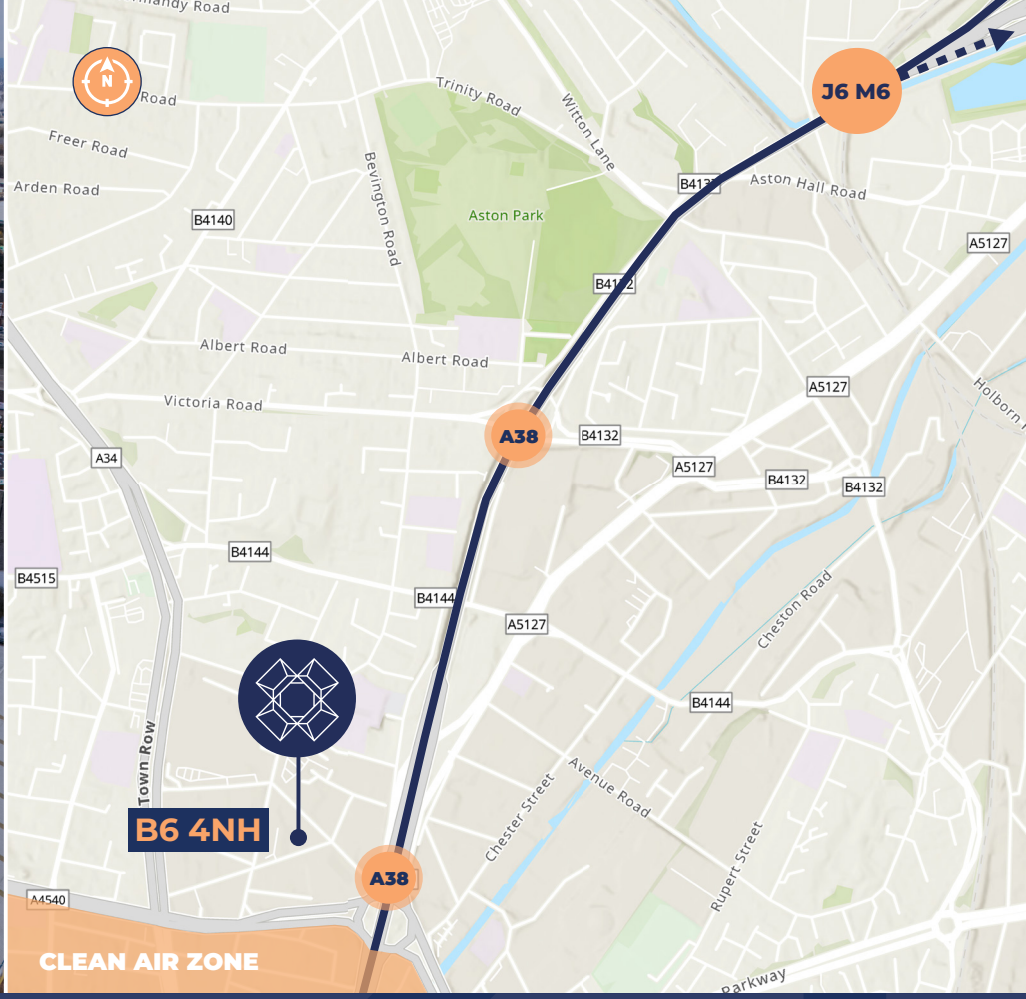
RENT/RATES/SERVICE CHARGE
On application.

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

JOHN SAMBROOKS
07919 624512
js@garrisonrealestate.co.uk

JON RYAN-GILL
07961 820757
jrg@garrisonrealestate.co.uk

NEWMARK

FRANCESCA HODSON
07503 973865
francesca.hodson@nmrk.com

ELLIE CRATHERN
07385 393991
ellie.crathern@nmrk.com

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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POSH CREATIVE