



**TO LET**

Recently Refurbished Warehouse/Trade Counter Units  
Gross Internal Area: 1,723 - 3,452 ft<sup>2</sup> approximately

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

# Unit 1 & 2, Park Street, Aston, Birmingham, B6 5SH

Recently Refurbished Trade Counter Units,  
Available Individually or Combined.

## Location

The buildings are located on Park Street which is accessed from the A5127 Lichfield Road, an arterial route into Birmingham city centre.

The surrounding area is predominantly industrial/trade in nature and nearby occupiers include Howdens, Rexel, and Jewson.

The properties are located northeast of Birmingham city centre approximately 1.5 miles from Junction 6 of the M6 motorway.

## Description

The units are of steel portal frame construction, with brick and block elevations approximately two metres with steel profile cladding above.

Vehicular access is provided via a roller shutter door which is accessed by a central courtyard.

Both units are configured to provide reception/office space at the front.

The units have recently been refurbished and include:

- Overhauled roof and roof lights replaced
- Internal and external redecoration
- LED lighting
- Recertified gas and electrical installations
- Secure yard/loading area

The property has access from and frontage to the A5127 Lichfield Road which lies outside the clean air zone.



## Accommodation

Unit	Ft2	M2
Unit 1	1,729	160.63
Unit 2	1,723	160.07
<b>Total (GIA)</b>	<b>3,452</b>	<b>320.70</b>

## Rental / Terms

The property is available to let on a new lease with length to be agreed at the following rentals:

**Unit 1 - £20,750 per annum exclusive**

**Unit 2 - £20,675 per annum exclusive**

## VAT

All prices quotes are exclusive of VAT which we understand is not payable.

## Rateable Value

We understand each unit qualifies for small business rates relief, subject to tenant eligibility.

## Planning Use

We understand that the property has consent under Use Class B2 and B8.

The property may be suitable for alternative uses subject to obtaining the required consent.

## Legal Fees

Each party to be responsible for their own legal and other fees associated with this transaction.

## Energy Performance Certificate (EPC)

EPC: D

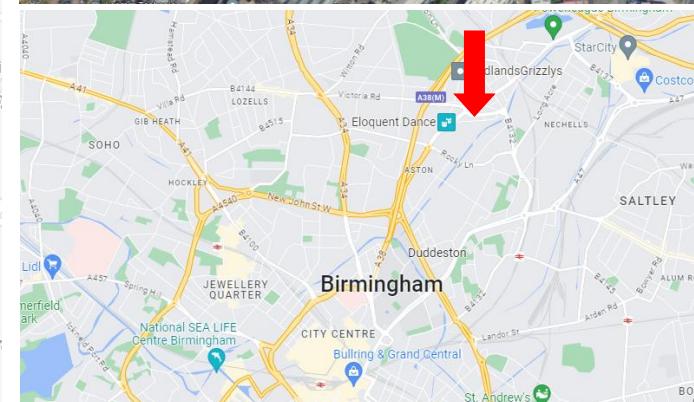
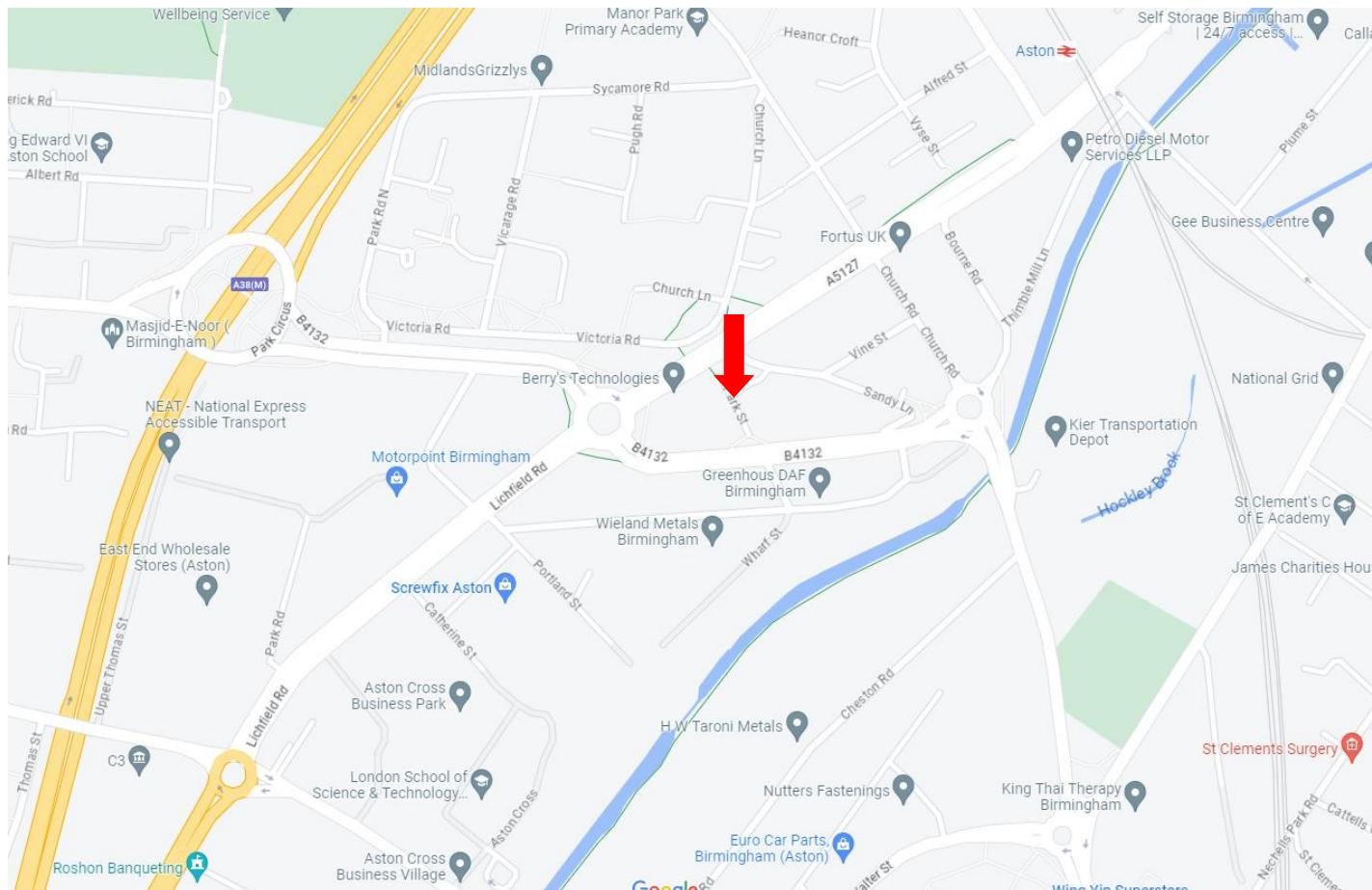
## Availability

The property is immediately available subject to the completion of legal formalities.

## Viewings

Strictly via the letting agent Siddall Jones 0121 638 0500





IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.