

INDUSTRIAL, WAREHOUSE | TO LET

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80 PLUME STREET INDUSTRIAL ESTATE, ASTON, BIRMINGHAM, B6 7RT

4,744 SQ FT (440.73 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Modern Warehouse Premises with First Floor
Office Space close to Junction 6 of the M6
Motorway

- GIA 4,744 ft²
 - Quoting Rental £34,000
 - 5.5M Working Height
 - Forecourt Parking
 - Excellent Connectivity to regional and national transport links
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DESCRIPTION

The property comprises a modern industrial unit of steel portal frame construction with a pitched profile-clad roof incorporating translucent roof lights.

The warehouse provides open-plan accommodation with a working height of approximately 5.5 metres and benefits from a roller shutter loading door to the front elevation. The premises include a ground floor annexe providing kitchen and WC facilities, together with first floor office accommodation.

The warehouse benefits from three-phase power, gas supply and a solid concrete floor throughout. Externally, the property benefits from a forecourt providing loading and parking facilities, with potential to create a fenced yard area or additional external storage subject to separate negotiation.



LOCATION

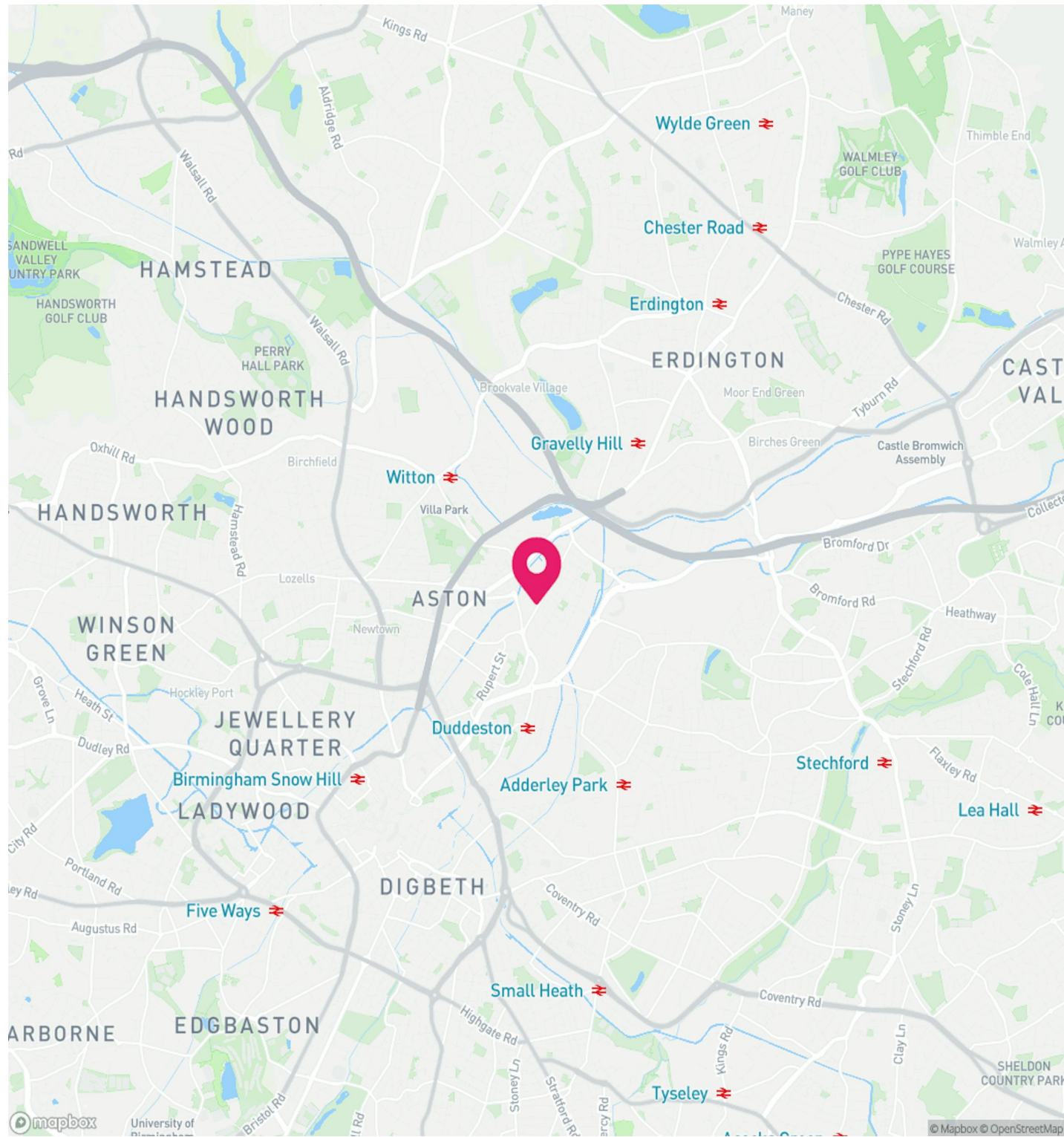


ADVICE.MAJOR.BEARD

The property is situated on Plume Street Industrial Estate off Plume Street in the Aston area of Birmingham and can be accessed from either Long Acre or Holborn Hill.

The area is adjacent to the (A47) Heartlands Parkway providing dual carriageway link between Birmingham City Centre and the nearby motorway network.

Birmingham City Centre is located approximately 2 miles south west. The immediate area is well served by public transport with regular bus services and being only a short distance from Aston train station.



BIRMINGHAM

The ideal place to work, where opportunity meets innovation!

Dynamic city centre: Immerse yourself in a vibrant hub boasting fabulous shops, diverse restaurants, and vibrant street entertainment. Explore stunning architecture and enjoy easy access to all amenities, fostering a productive and inspiring work environment.

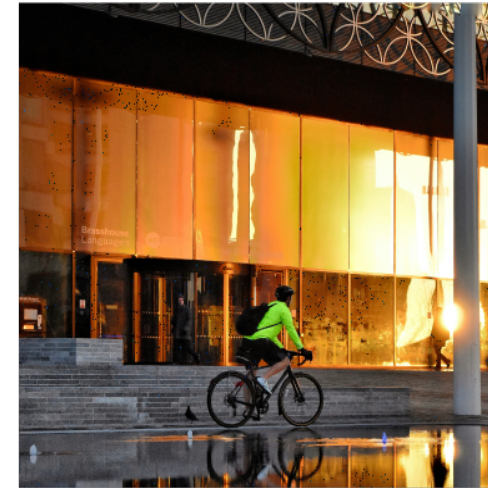
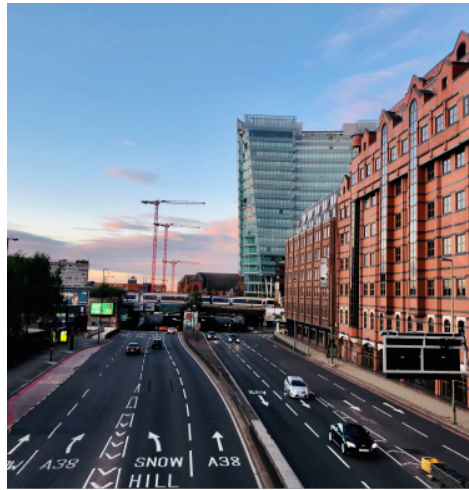
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

Central location, global reach: A strategic location offers quick train connections:

- Solihull: 8 mins
- Coventry: 20 mins
- London: 1 hr 15 mins
- Manchester: 1 hr 27 mins
- Cardiff: 1 hr 50 mins

Endless amenities: Indulge in diverse dining options, cultural richness, premier shopping, lively bars, exciting events, activities, and green spaces – all within Birmingham's city centre.

Join us in Birmingham: Experience a city where work-life balance thrives and opportunities abound. Birmingham awaits – where your professional journey begins!



AVAILABILITY

Name	sq ft	sq m	Availability
Ground - Warehouse	3,863	358.88	Available
1st - Office / Stores	881	81.85	Available
Total	4,744	440.73	

ENERGY PERFORMANCE CERTIFICATE

Available upon request from the agent.

SERVICES

We understand that the building has the benefit of all main services connected on, or adjacent to the subject property.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations as to their suitability.

RATEABLE VALUE

£32,750

VAT

Applicable

LEGAL FEES

Each party to bear their own costs

RENT

£34,000 per annum

POSSESSION

The property is immediately available following the completion of legal formalities.

EPC

C (60)

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT



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