

INDUSTRIAL, TRADE COUNTER | FOR SALE

[VIEW ONLINE](#)



9 AND 9A WAINWRIGHT STREET, ASTON, BIRMINGHAM, B6 5TH

11,717 SQ FT (1,088.54 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Modern, Two-Storey Trade Counter Unit and
Detached Industrial Warehouse Outside of
Birmingham's Clean Air Zone

- Quoting Price £850,000
- 9a Wainwright Street (GIA) 7,687 ft²
- 9 Wainwright Street (GIA) 4,030 ft²
- Forecourt Parking
- Excellent Trading Poisiton just of Lichfield Road and Close to Spaghetti Junction
- Outside of CAZ
- Ideal Trade Counter Location



DESCRIPTION

The property comprises of two separate commercial buildings located on Wainwright Street in the Aston area of Birmingham. They benefit from a surfaced car park providing for circa 15 vehicles as well as a small yard to the rear.

9 Wainwright Street

The property comprises a detached warehouse premises of steel portal frame construction surmounted by an insulated pitched cladded roof incorporating translucent roof lights. The warehouse benefits from concrete flooring, fluorescent strip lighting, three phase electric supply and gas fired heating. Loading is provided via a rear level loading door with smaller loading doors provided to the front and side elevations. The office element is split to provide reception and open plan office, WC and stores on the ground floor and three cellular offices, WC and kitchenette to the first floor.

9a Wainwright Street

The building comprises of a two-storey commercial premises which provides ground floor trade counter / workshop / office accommodation which is accessed via a pedestrian access door. The space provides predominantly span accommodation with additional ancillary storage, cellular office space, WC and kitchen facilities. The first floor is accessed via a separate entrance door and self-contained stairwell. It provides cellular office accommodation to the front elevation with the rear area providing open span storage / workshop space, WC and kitchen facilities. Loading access is provided to the westerly elevation.



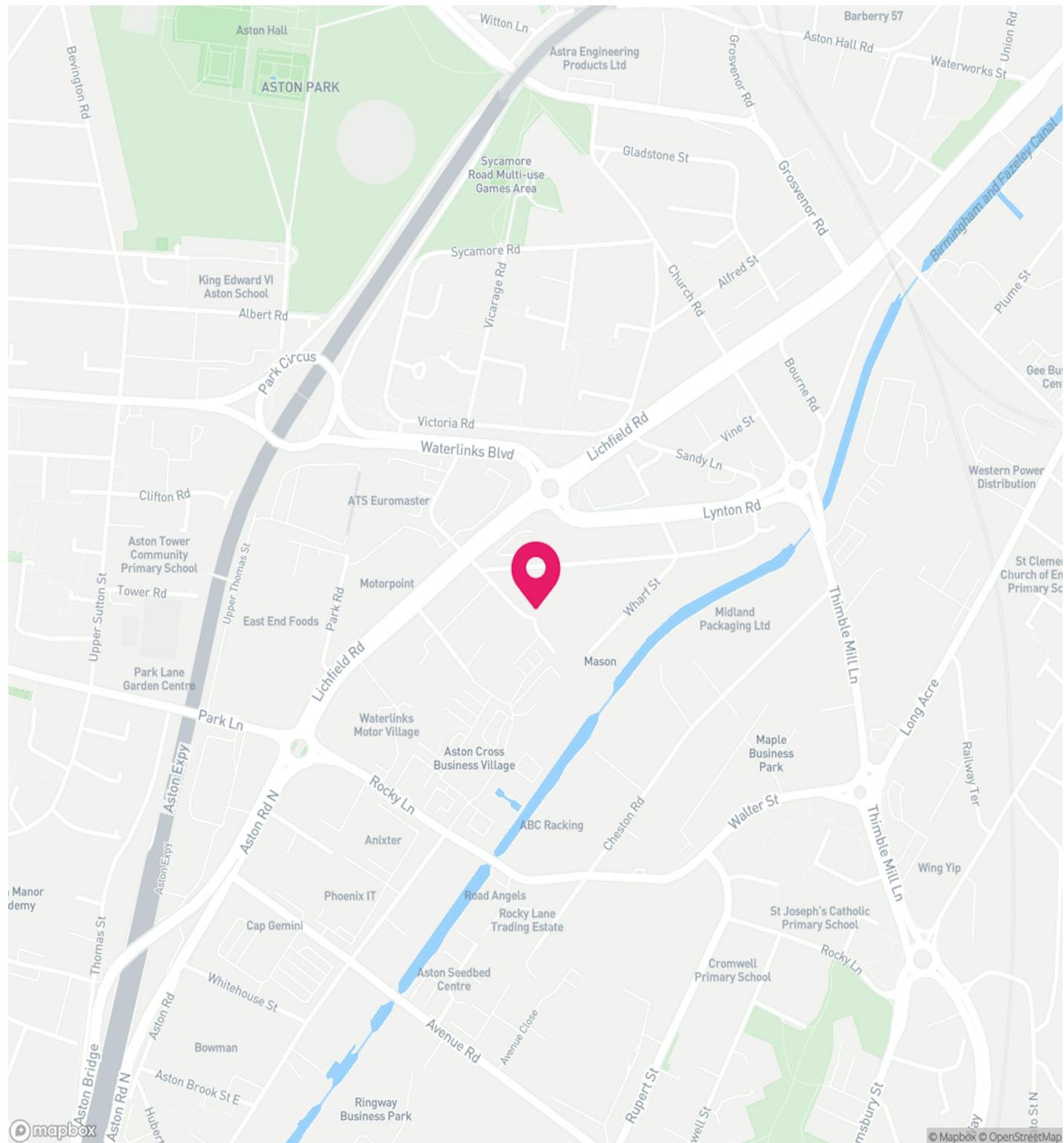
LOCATION

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The property is located on Wainwright Street, close to its junction with Portland Street and just off Lichfield Road (A5127). The position offers convenient access to the A38(M) Aston Expressway, with the Park Circus interchange situated approximately 0.25 miles to the south.

Junction 6 of the M6 motorway is accessed directly via the A38(M), providing links to the wider regional and national motorway network, including the M5, M40 and M42.

Birmingham City Centre lies approximately 1 mile south-west.



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.

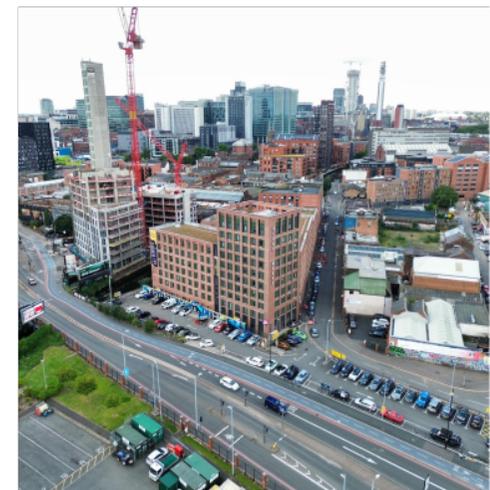
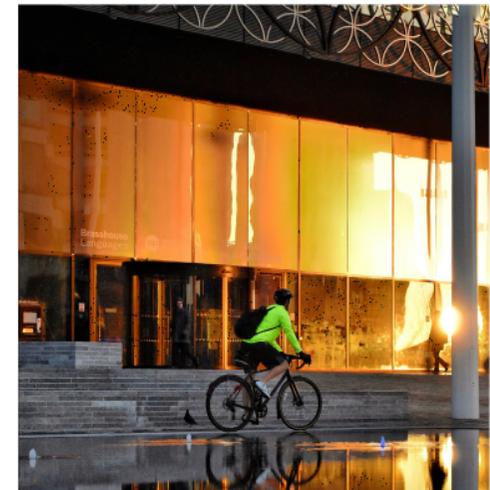
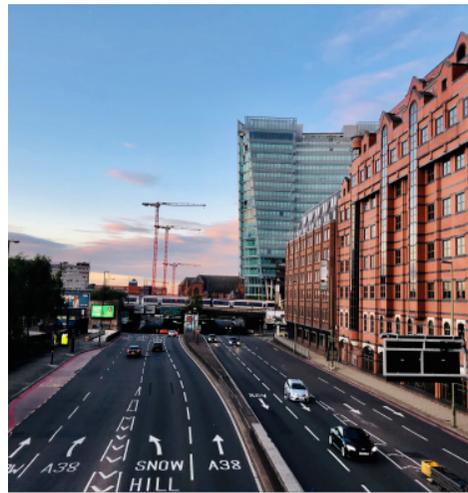
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

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 - 9a Wainwright Street	3,847	357.40	Available
1st - First - 9a Wainwright Street	3,840	356.75	Available
Ground - 9 Wainwright - Warehouse	4,030	374.40	Available
Total	11,717	1,088.55	

TERMS

Offers in the region of £850,000 (exclusive) are sought for the freehold interest, subject to contract.

The site is available part-tenanted or with vacant possession.

BUSINESS RATES

9a Wainwright Street GF - £17,500

9a Wainwright Street FF - £16,000

9 Wainwright Street - £15,500

ENERGY PERFORMANCE CERTIFICATE

Available upon request from the agent.

SERVICES

We understand that all mains services are connected to the site.

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

AVAILABILITY

The property is available immediately upon completion of legal formalities.

VIEWING

Strictly via the sole agent Siddall Jones.

VAT

Applicable

LEGAL FEES

Each party to bear their own costs

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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