

INDUSTRIAL, TRADE COUNTER, WAREHOUSE | FOR SALE

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19 ASTON ROAD NORTH, ASTON, BIRMINGHAM, B6 4DS

14,596 SQ FT (1,356.01 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

A Prominent Industrial Premises Adjoining the A38(M) and Within Close Proximity to Birmingham City Centre.

- Prominent Industrial Premises
 - Can be Split into Separate Units and Offices
 - Secure Yard and Loading area
 - Freehold
 - Offers in the Region of £1m
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DESCRIPTION

The property occupies a prominent position fronting Aston Road North and comprises an imposing two-storey office building with adjoining warehouse accommodation.

The main office building presents well to Aston Road North, offering a strong frontage and professional appearance. The offices benefit from a welcoming reception area with a feature spiral staircase leading to the first floor. The accommodation provides a mix of open-plan and partitioned offices together with meeting rooms and welfare facilities throughout. Internal finishes include carpeted floors, suspended ceilings with inset lighting, and provision for power and data cabling.

To the side of the office is a long, narrow warehouse, with a second warehouse located to the rear of the main office building. The warehouse accommodation is of mixed steel portal frame and steel truss construction, benefiting from concrete flooring, pitched steel-clad roofs with inset roof lights, high-bay lighting, and three-phase power supply.

Loading access is provided from Aston Road North as well as from the secure yard area off Whitehouse Street, which also accommodates a small compressor house and a garage.

The property offers versatile accommodation suitable for a range of industrial, trade counter, or redevelopment opportunities, benefiting from its prominent roadside position and excellent access to the local and national road network.



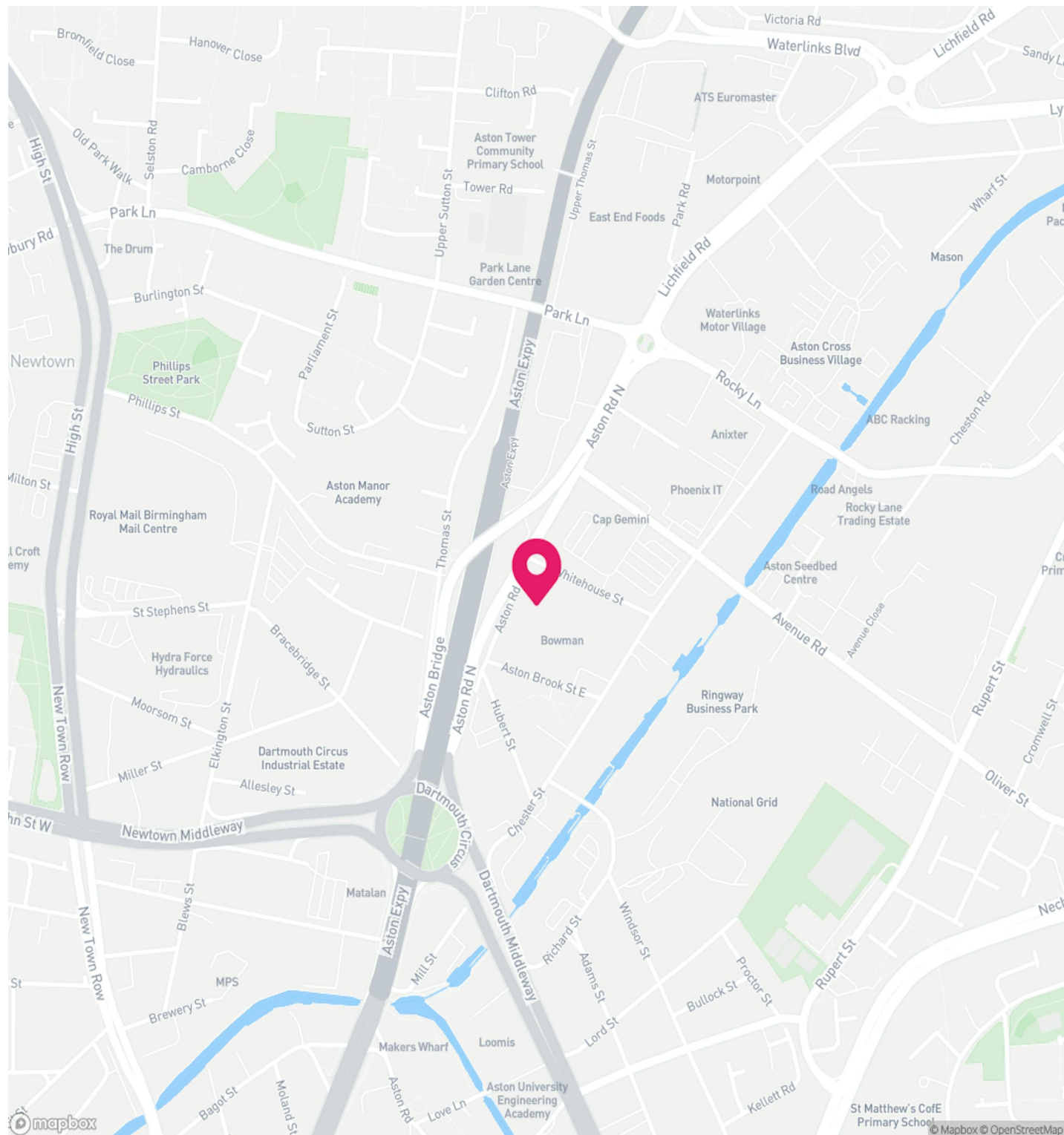
LOCATION

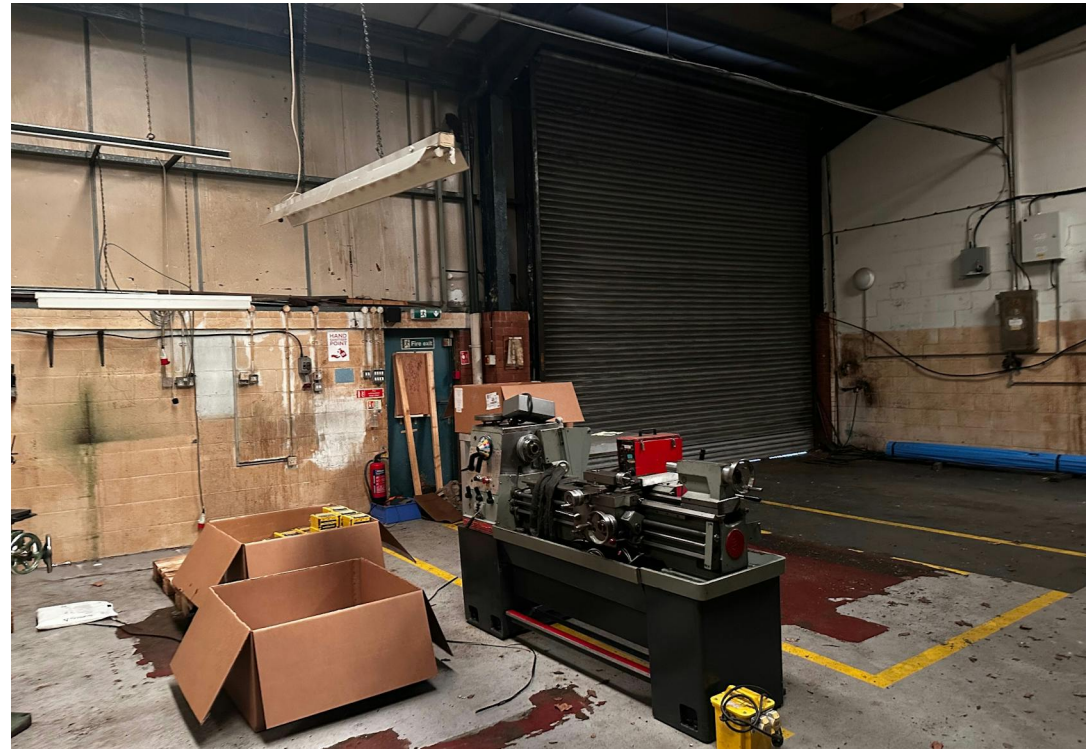
The property occupies a prominent corner position at the junction of Aston Road North and Whitehouse Street, within a well-established commercial area approximately 1 mile north-east of Birmingham City Centre. This strategic location offers excellent access to both the regional and national road networks.

Junction 6 of the M6 Motorway (Spaghetti Junction) lies approximately 1 mile to the north, providing direct connectivity to the M5, M42, and wider motorway network. The A38(M) Aston Expressway is situated close by, offering a direct dual carriageway link into Birmingham City Centre and southwards towards the A38 Bristol Road.

The area is well-served by public transport. Aston Railway Station is approximately 0.5 miles from the property, providing regular services to Birmingham New Street and Lichfield. Several local bus routes operate along Aston Road North, offering convenient access to the city centre and surrounding districts.

Birmingham City Centre, with its extensive retail, leisure, and business amenities, is within a short drive or a 15–20 minute walk.







AVAILABILITY

Name	sq ft	sq m	Availability
Unit - Warehouse 1	5,065	470.55	Available
Mezzanine - Mezzanine	838	77.85	Available
Unit - Store/Workshop	715	66.43	Available
Unit - Warehouse 2	3,150	292.64	Available
Unit - Workshop	775	72	Available
Unit - Workshop & Office	748	69.49	Available
Ground - Office	965	89.65	Available
1st - Office	1,972	183.20	Available
Outdoor - Yard	268	24.90	Available
Building - Compressor House	100	9.29	Available
Total	14,596	1,356	

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.

VIEWING

Strictly via the sole agent Siddall Jones.

SERVICE CHARGE

n/a

RATEABLE VALUE

£59,000. The property would lend itself to being split into separate hereditaments and any interested party should seek advise from their business rates expert

VAT

To be confirmed

LEGAL FEES

Each party to bear their own costs

PRICE

Offers in the region of £1,000,000 for the freehold interest and subject to contract.

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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