

INDUSTRIAL, TRADE COUNTER, WAREHOUSE | TO LET

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35 LICHFIELD ROAD, ASTON, BIRMINGHAM, B6 5RW

3,500 SQ FT (325.16 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

A Modern Warehouse, Trade Counter Premises
Close to the City Centre and with Office and
Storage

- Fronting Main Arterial Route into City Centre
 - Close Proximity to 'Spaghetti Junction' and M6 Links
 - Gated Rear Yard
 - Car Parking
 - Outside CAZ (Clean Air-Zone)
 - Level Loading Concertina Door
 - Offices Over Ground and First Floor
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DESCRIPTION

The property comprises a modern warehouse/trade counter unit fronting the Lichfield Road in the Aston area of Birmingham.

The unit is configured to provide reception area with open plan warehouse at ground floor level, benefiting from concrete flooring, LED lighting, three phase power and a large concertina level loading door to the rear. The elevations are full height blockwork surmounted by a pitched insulated roof incorporating translucent roof lights.

The property has first floor offices to the fore.

Accessed via Catherine Street, the premises also benefits from a shared, gated yard to the rear of the unit which provides easy access for loading and car parking.



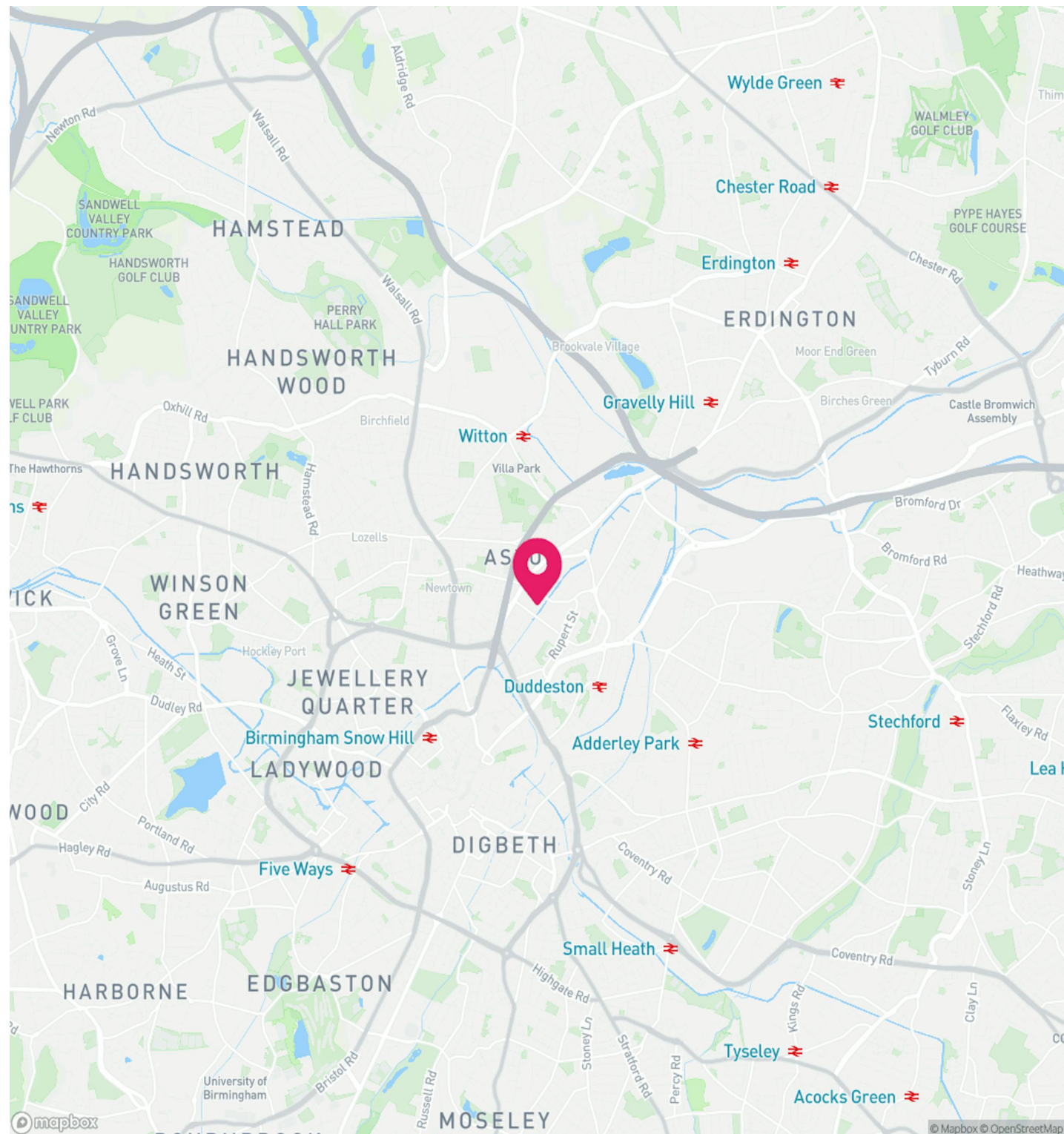
LOCATION

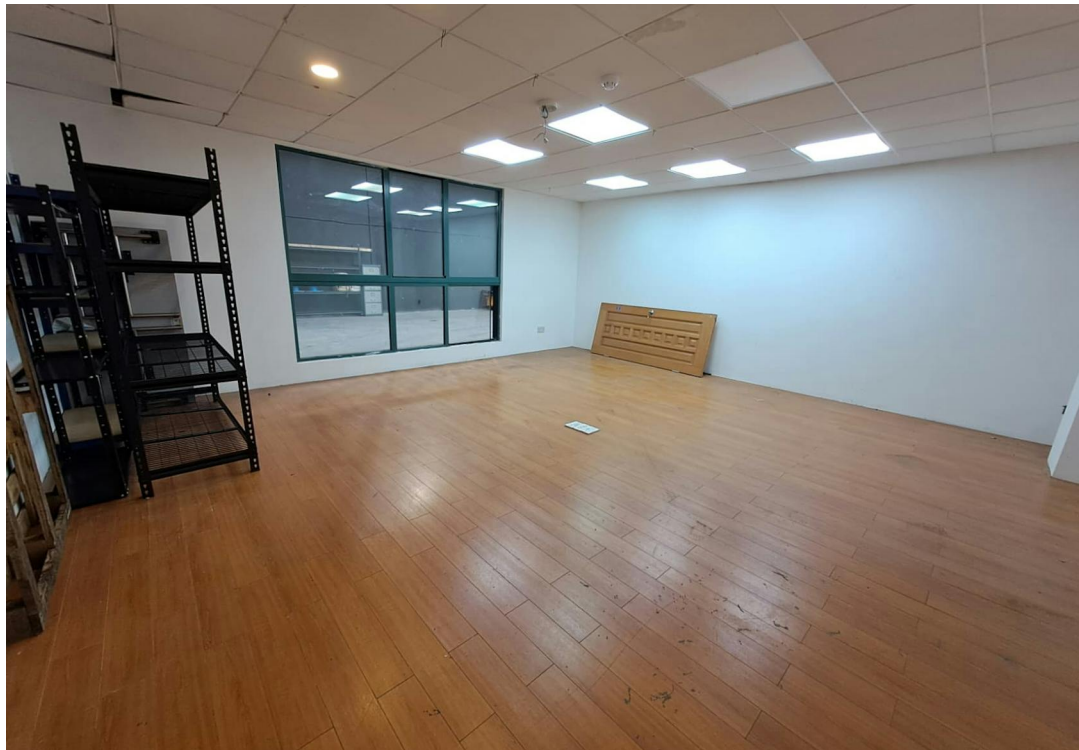
The property is located fronting the A5127 Lichfield Road, adjacent to Catherine Street and close to Aston Cross. The A5127 is one of the main arterial routes to Birmingham City Centre.

The area is well established with a mixture of car dealerships, trade counter and industrial uses. Neighbouring occupiers include Motorpoint Car Supermarket, East End Cash and Carry with Screwfix and Toolstation being located on the Aston Cross Trade Point opposite.

Aston Cross Business Village is located to the south of the site.

The property is located north east of Birmingham City Centre and only 0.5 miles from the A38(M) Aston Expressway and 1.5 miles south of Junction 6 of the M6 Motorway. This provides links to the M5, M42, M1 and M54 via the M6.







TERMS

The property is available to let on a new lease for a term of years to be agreed at a headline rental of £29,750 per annum.

BUSINESS RATES

Rateable Value: £22,250

SERVICES

We understand the premises benefits from three-phase electricity, gas, water and foul drainage connections.

The tenant is to make their own enquiries on the suitability of the connections.

VAT

All figures are quoted exclusive of VAT which we understand is payable on all charges under the lease.

SERVICE CHARGE

The tenant is to be liable for a service charge in respect of the communal maintenance and upkeep of the building and yard area.

LEGAL COSTS

Each party is to bear their own legal costs incurred in the transaction.

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



Scott Rawlings

0121 638 0500

scott@siddalljones.com

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