

INDUSTRIAL, TRADE COUNTER, WAREHOUSE | TO LET

[VIEW ONLINE](#)



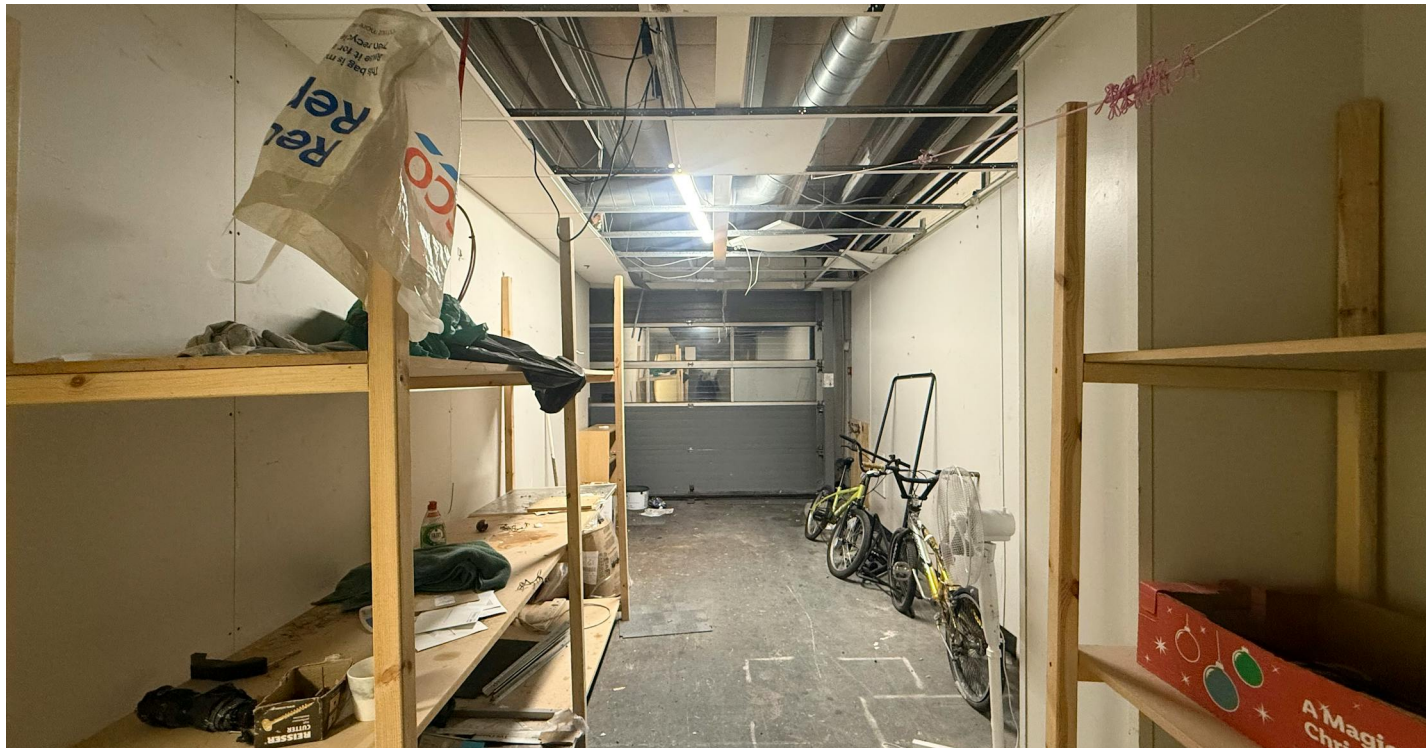
28 PHOENIX BUSINESS PARK, ASTON, BIRMINGHAM, B7 4NU

2,300 SQ FT (213.68 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Refurbished Self-Contained Business Unit with
Offices, Storage, Roller Shutter Access and Car
Parking, Close to Birmingham City Centre

- Self-Contained Business Unit
- Suitable For a Variety of Uses
- Roller Shutter Loading Access
- Excellent Access to the A38(M) and M6 (J6)
- 3x Allocated Car Parking Spaces



DESCRIPTION

Unit 28 comprises a modern, self-contained business unit suitable for a variety of uses, including warehouse, workshop, trade counter and office accommodation.

The property is accessed via a glazed pedestrian entrance leading into a reception area. The ground floor is currently configured to provide a large open-plan office, together with separate storage areas to the front, and WC, kitchen and canteen facilities to the rear. The storage accommodation is self-contained and benefits from loading access via a roller shutter door on the front elevation.

The accommodation includes suspended ceilings with inset LED lighting, carpet tile flooring and floor boxes providing convenient access to power, data and telecommunications.

A staircase to the rear provides access to the first floor, which is predominantly open plan and incorporates two private offices to the front elevation, together with a larger director's office featuring glazed partitioning.

Externally, the property benefits from three allocated car parking spaces, with additional parking available nearby.

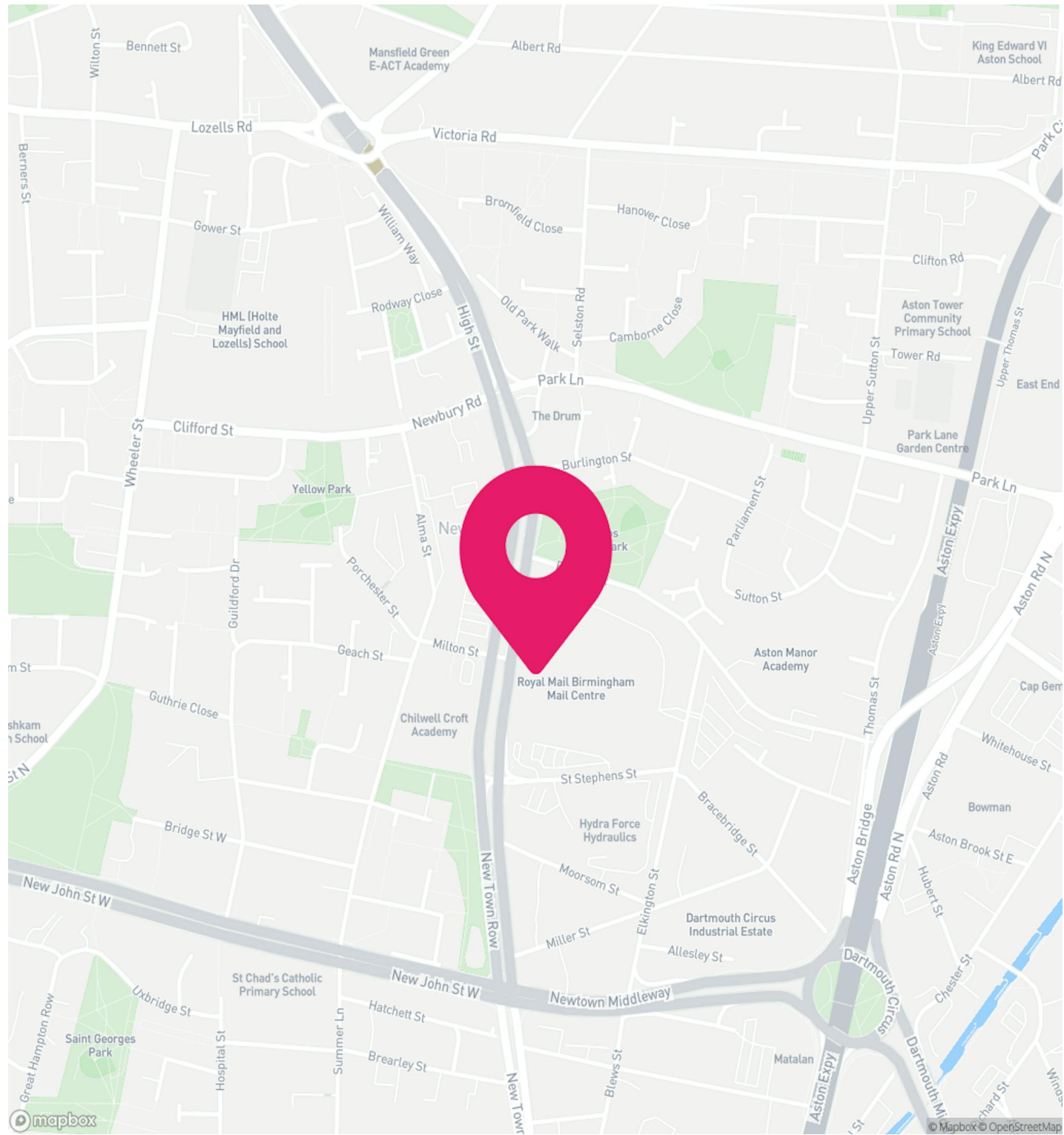


LOCATION

The property is situated within Phoenix Business Park, an established commercial location approximately 1.5 miles north-east of Birmingham City Centre.

The area benefits from excellent connectivity, with direct access to the regional and national motorway network via the A38(M) Aston Expressway and Junction 6 of the M6 Motorway, both of which are located within close proximity.

Public transport links are also readily available, with Aston Railway Station situated nearby, providing regular services into Birmingham City Centre and the wider rail network. A number of local bus routes operate along Avenue Road, offering convenient connections throughout Birmingham and the surrounding areas.



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.

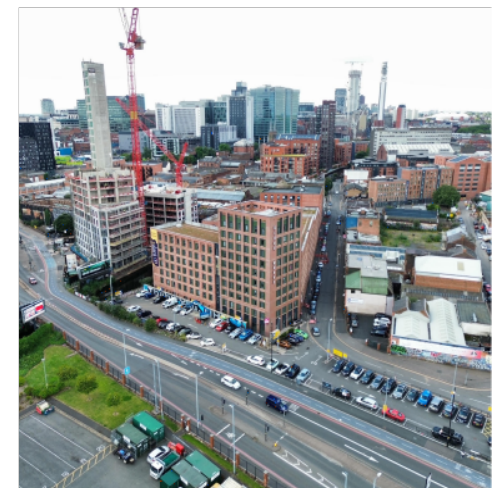
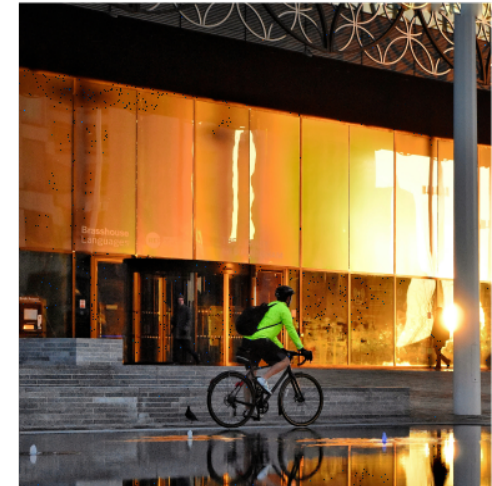
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

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!





RENTAL / TERMS

The property is available to let on a new lease with length to be agreed at £19,550 per annum exclusive.

SERVICE CHARGE

A service charge is levied in respect of the upkeep and maintenance of communal areas.

VAT

All prices quoted are exclusive of VAT which we understand is payable.

SERVICES

All mains services are available on or adjacent to the subject premises.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred during this transaction.

VIEWINGS

Viewings are strictly via the sole letting agent Siddall Jones.

LEASE

The property is available to let on a new lease with length to be agreed.

POSSESSION

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

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

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CONTACT



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