

TRADE COUNTER, WAREHOUSE | TO LET

[VIEW ONLINE](#)



217 CHESTER STREET, ASTON, BIRMINGHAM, B6 4AE

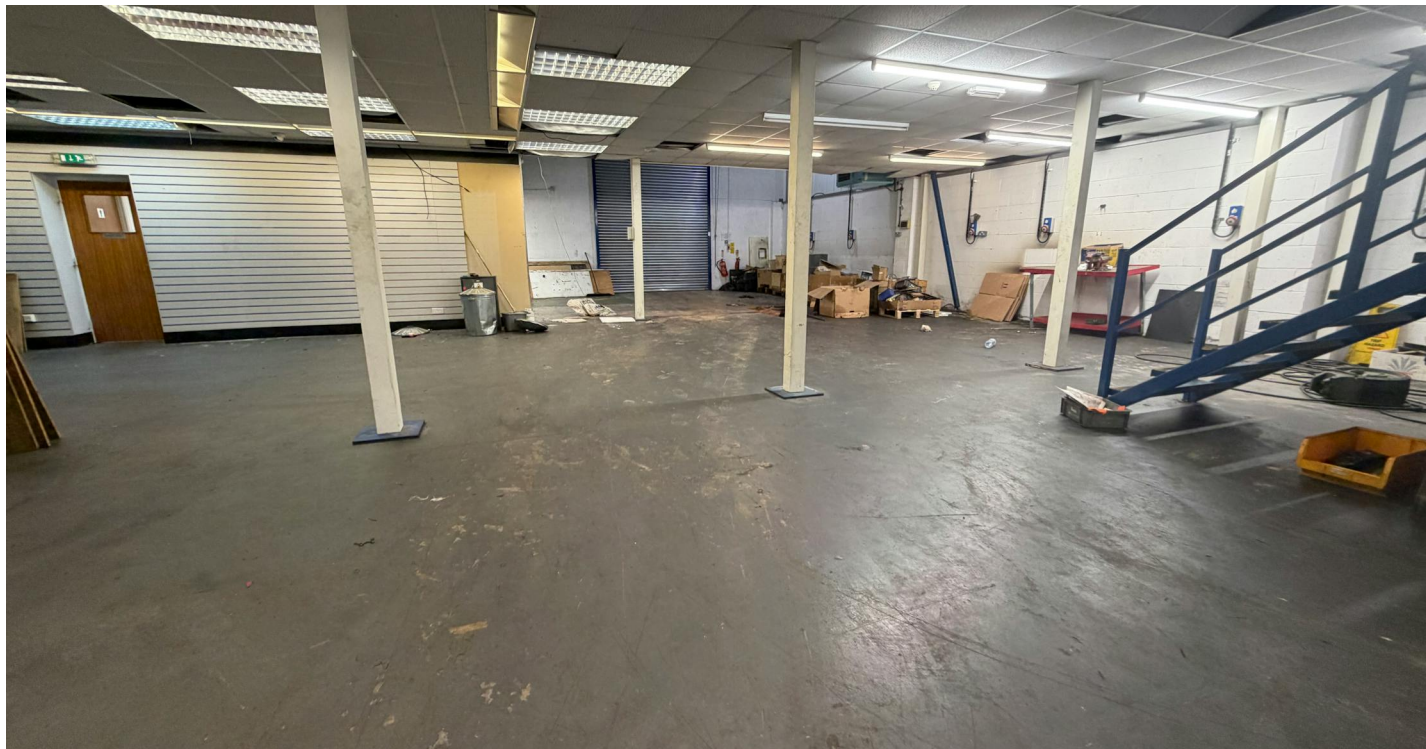
14,319 SQ FT (1,330.28 SQ M)

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

Modern Warehouse / Trade Counter Premises  
within Easy Access of A38(M) and Spaghetti  
Junction

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- GIA 14,319 ft<sup>2</sup>
  - Quoting Rental £75,000 per annum
  - 5.5M Eaves with Substantial Mezzanine
  - Ground and First Floor Offices and WC facilities
  - Secure Car Parking and Loading Access
  - Available Immediately Subject to Negotiation
- 



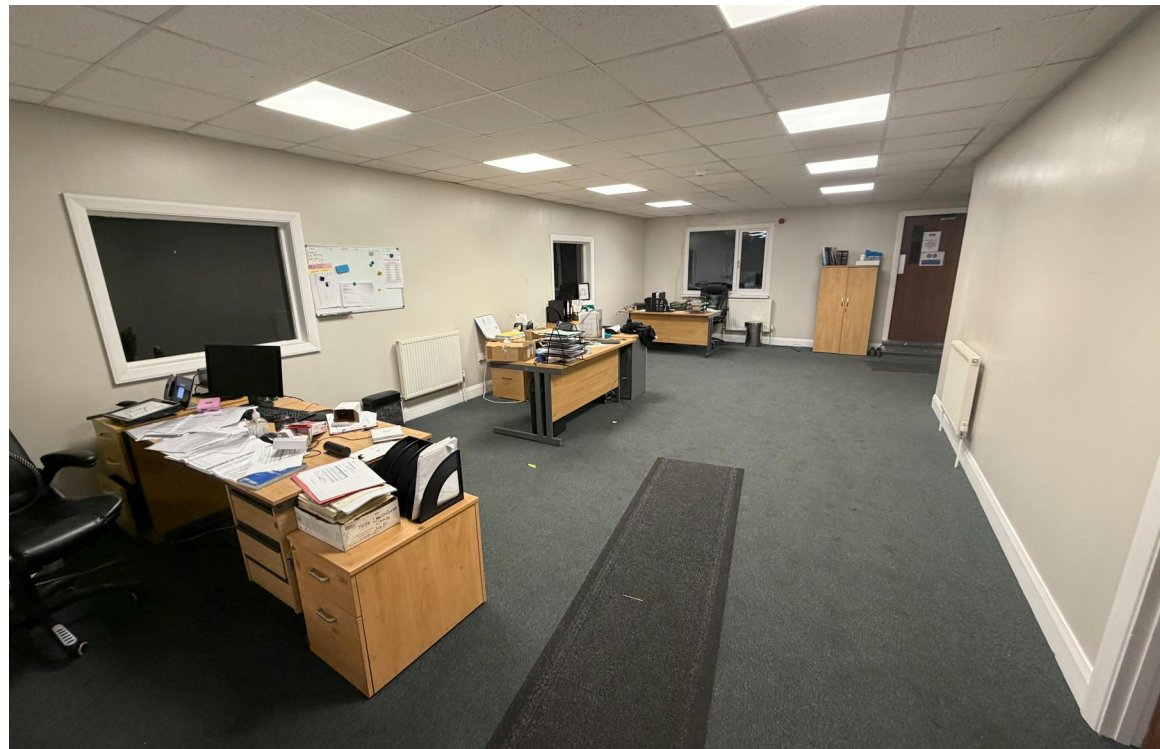
## DESCRIPTION

The property comprises a detached, modern industrial/warehouse building of steel portal frame construction, providing well-configured accommodation suitable for a range of industrial and logistics occupiers.

The warehouse benefits from a clear internal eaves height of approximately 5.52m and is accessed via a single level loading door. The unit is both heated and lit, with specification including concrete flooring and a substantial mezzanine floor, which provides additional storage or operational space.

Ancillary accommodation is provided at both ground and first floor levels, comprising office space together with staff welfare facilities.

Externally, the property benefits from a fenced and secure yard area, which provides loading and car parking provision. Additional car parking is available on street locally.



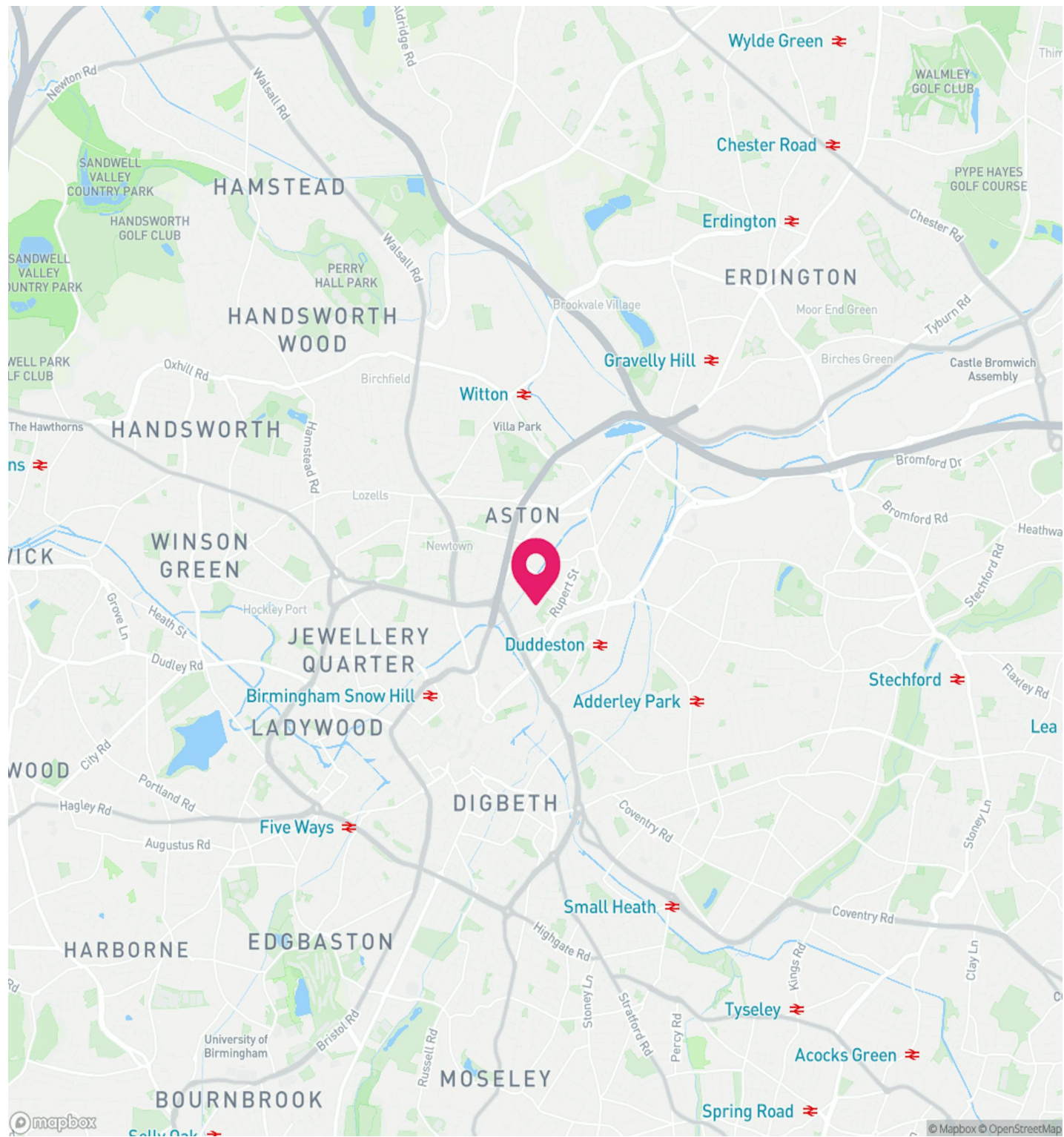
## LOCATION

/// ANALOGY.ARTIST.SMILE

The property is situated on Chester Street within the established industrial area of Aston, Birmingham, approximately 2.5 miles north east of Birmingham City Centre.

The location benefits from excellent connectivity, with Junction 6 of the M6 motorway (Spaghetti Junction) located approximately 1 mile to the north east, accessed via the A38(M) Aston Expressway. The A38 provides a direct arterial route into Birmingham City Centre and the wider motorway network.

The surrounding area comprises a mix of industrial, trade counter and commercial occupiers, with the location well served by public transport, including regular bus services and nearby rail connections.



## 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.

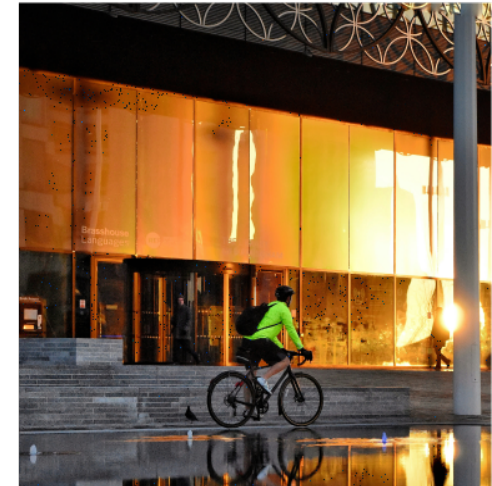
**Effortless connectivity:** Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

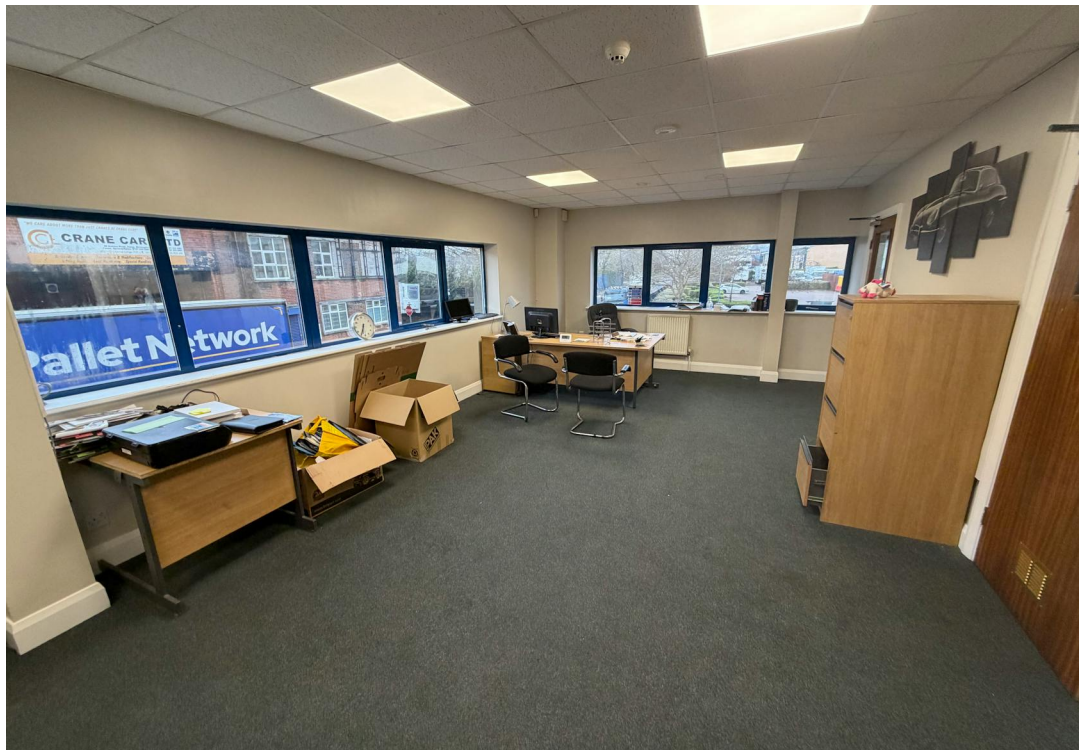
**Central location, global reach:** A strategic location offers quick train connections:

- 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!





## ACCOMMODATION

NAME	SQ FT	SQ M	AVAILABILITY
Ground - Warehouse	8,069	749.63	Available
1st - Offices / Ancillary	1,177	109.35	Available
Mezzanine - Mezzanine	5,073	471.30	Available
<b>Total</b>	<b>14,319</b>	<b>1,330.28</b>	

## SERVICES

We understand that the premises has all mains services connected on site.

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

## VAT

To be confirmed

## LEGAL FEES

Each party to bear their own costs

## LEASE

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

## RENT

£75,000 per annum

## POSSESSION

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

## EPC

C (65)

## 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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