

INDUSTRIAL, WAREHOUSE | TO LET

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41 PHOENIX BUSINESS PARK, AVENUE ROAD, BIRMINGHAM, B7 4NU

2,851 SQ FT (264.87 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Modern business premises, located within easy reach of A38(M), City Centre and M6 motorway

- GIA 2,851 ft²
- Quoting Rental £27,500 per annum
- Modern business premises
- Ground floor storage with modern first floor office / meeting rooms
- Forecourt parking
- Available immediately upon completion of legal formalities



DESCRIPTION

The premises comprise a two-storey, self-contained unit of steel portal frame construction with cavity brick and blockwork elevations to half height, surmounted by lined profile steel cladding beneath a pitched roof.

Internally, the ground floor provides workshop accommodation benefitting from concrete flooring, three-phase electricity, an electric roller shutter loading door, CCTV and alarm system.

The first floor comprises a predominantly open-plan office and kitchen area, suitable for training or workshop use, together with a cellular meeting room/office. WC facilities are provided on both floors, with an additional shower room located at first floor level.

Externally, the property benefits from parking for up to 4 vehicles.



LOCATION

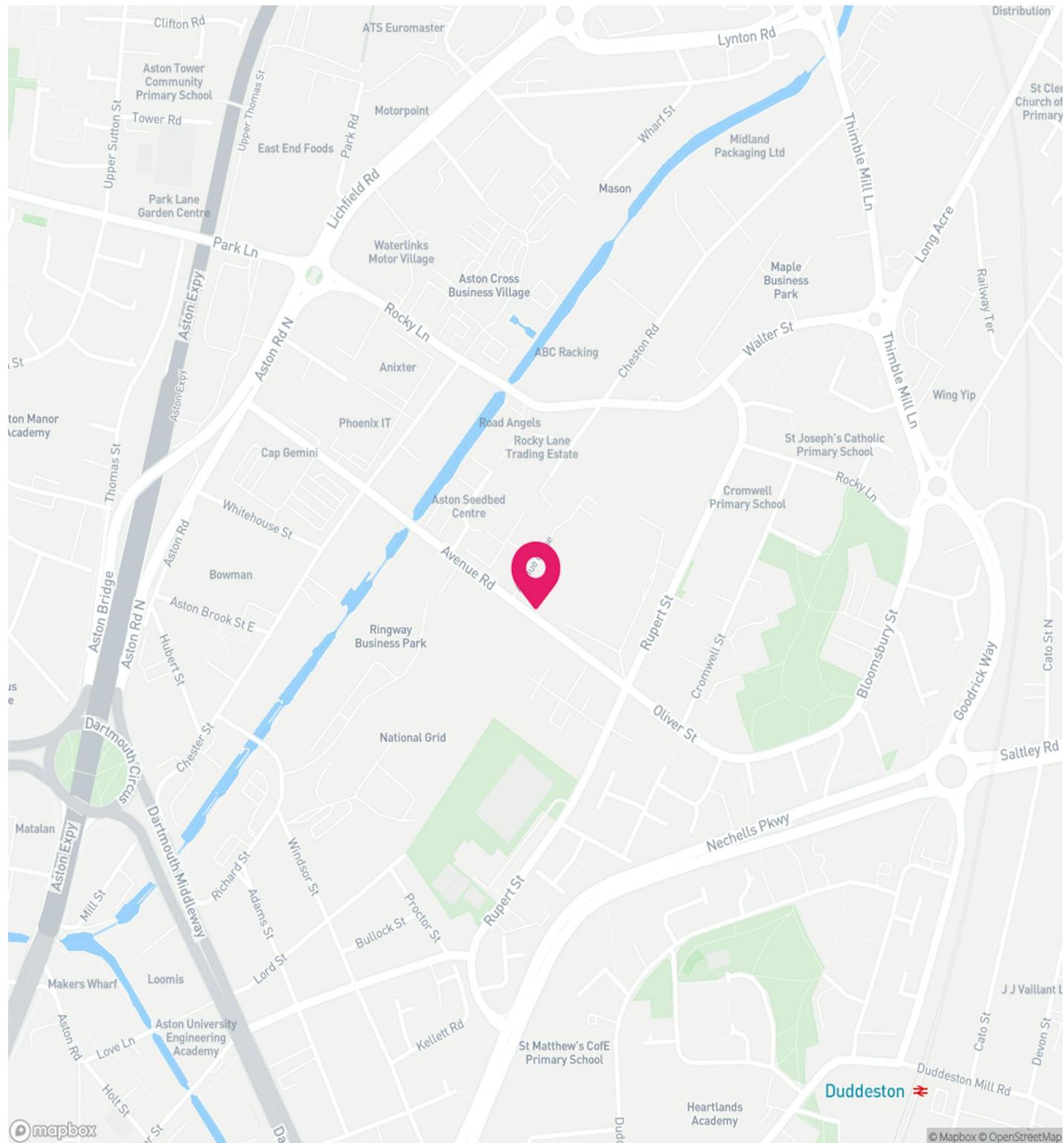
/// BILL KEYS AWARD

Avenue Close is located just off Avenue Road in Aston, approximately 2 miles north of Birmingham city centre, providing swift access to the city's commercial and business districts.

The property is well positioned for the national motorway network, with Junction 6 of the M6 (Spaghetti Junction) less than 1 mile away, offering direct links to the M5, M42 and the wider UK road system.

Public transport connections are strong, with frequent bus services along Avenue Road and nearby routes, together with Aston Railway Station within close proximity, providing direct services to Birmingham New Street and beyond.

Importantly, the property is situated outside the Birmingham Clean Air Zone, which may be of particular benefit to occupiers reliant on vehicle access and logistics.



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.

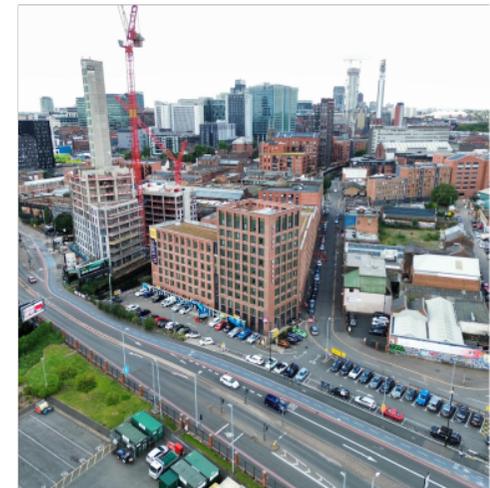
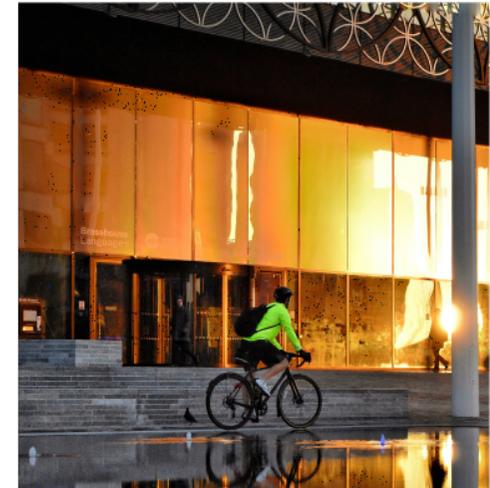
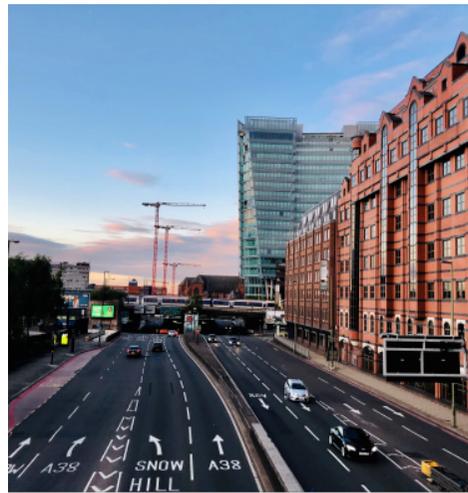
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

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 - Warehousing / Stores	1,491	138.52	Available
1st - Office	1,360	126.35	Available
Total	2,851	264.87	

SERVICES

We understand that the premises benefit from all mains services.

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

RATEABLE VALUE

£21,000

VAT

Applicable

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

£27,500 per annum

POSSESSION

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

EPC

C (70)

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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