

WAREHOUSE | FOR SALE

[VIEW ONLINE](#)



9 WAINWRIGHT STREET, ASTON, BIRMINGHAM, B6 5TH
4,030 SQ FT (374.40 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Warehouse premises located nearby to Junction 6 of the M6 motorway

- GIA 4,030 ft²
 - Offers in region of £400,000
 - Portal frame warehouse with two storey office content to the fore
 - Rear loading
 - Located close by to Spaghetti junction
-

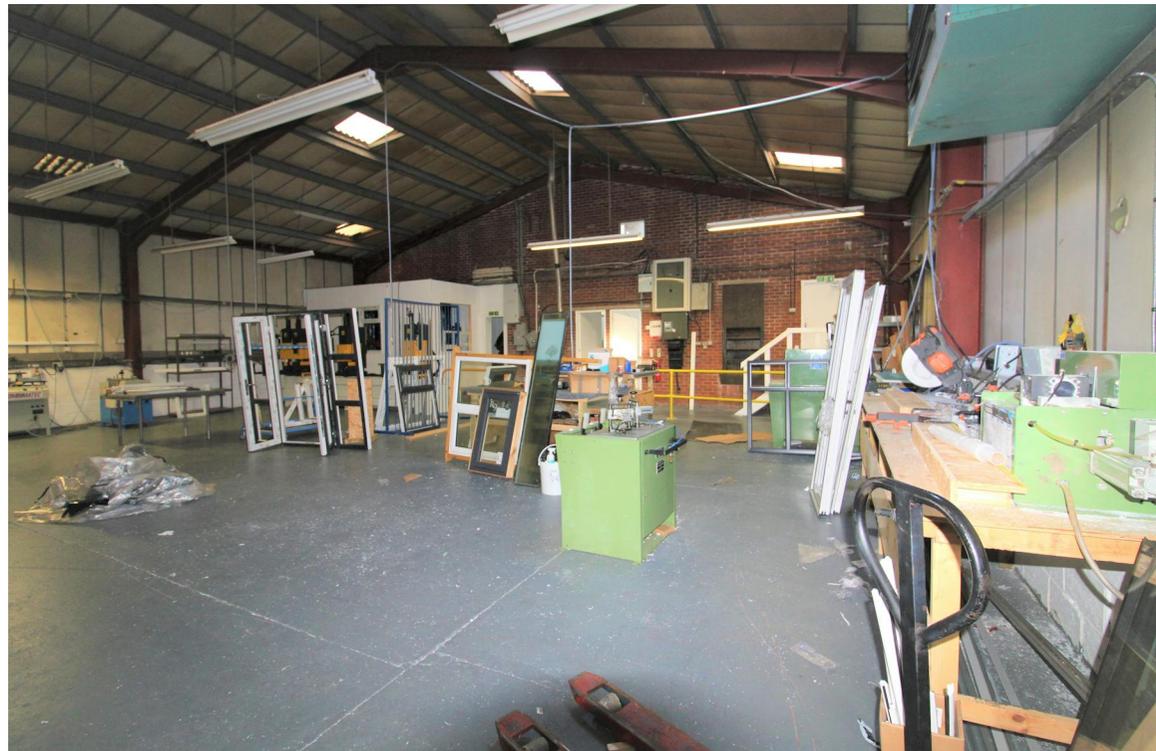


DESCRIPTION

The property comprises a detached warehouse premises of steel portal frame construction surmounted by an insulated pitched cladded roof incorporating translucent roof lights.

The warehouse benefits from concrete flooring, fluorescent strip lighting, three phase electric supply and gas fired heating. Loading is provided via a rear level loading door with smaller loading doors provided to the front and side elevations.

The office element is split to provide reception and open plan office, WC and stores on the ground floor and three cellular offices, WC and kitchenette to the first floor.



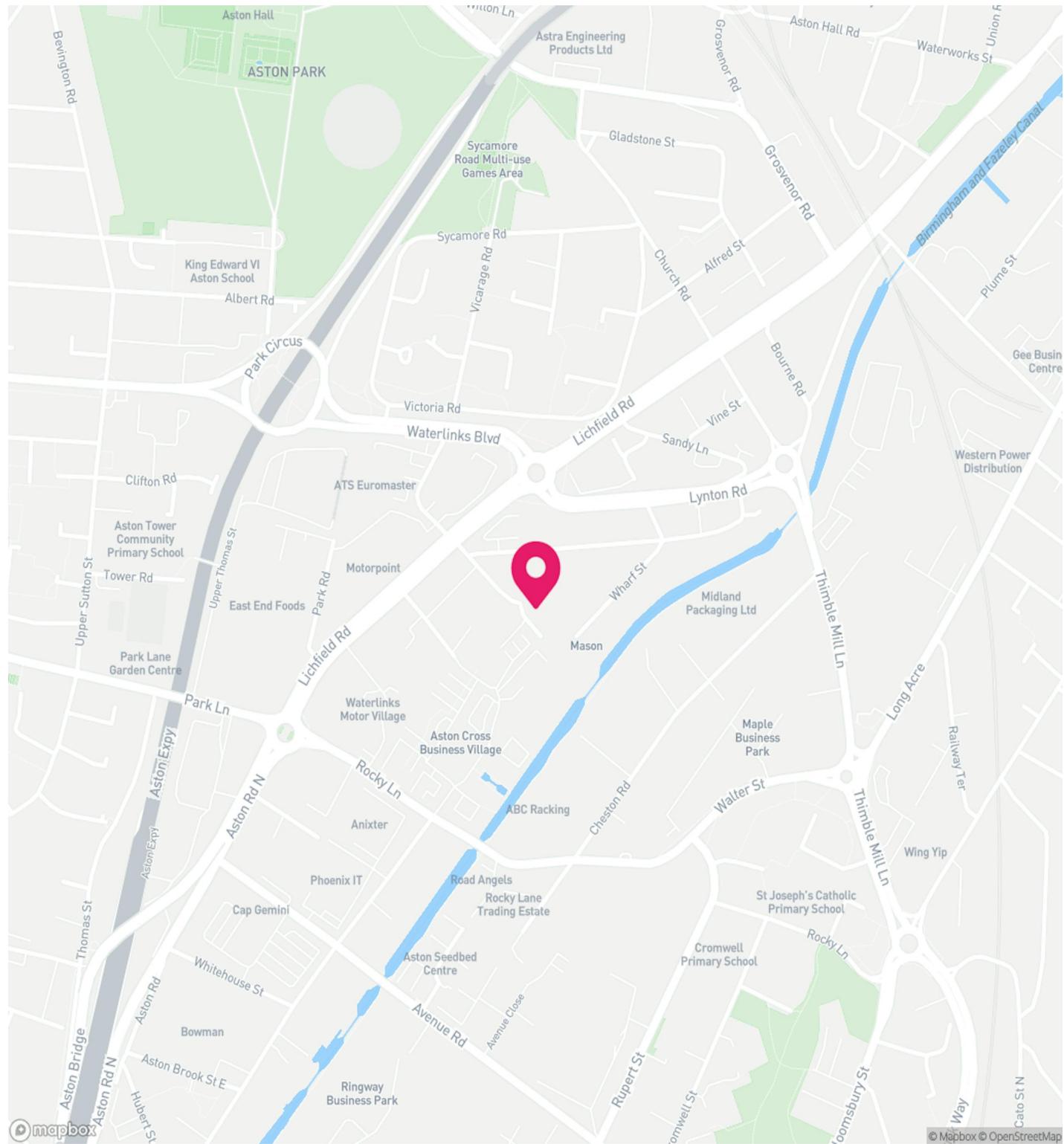
LOCATION

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The property is located on Wainwright Street, close to its junction with Portland Street and just off Lichfield Road (A5127). The position offers convenient access to the A38(M) Aston Expressway, with the Park Circus interchange situated approximately 0.25 miles to the south.

Junction 6 of the M6 motorway is accessed directly via the A38(M), providing links to the wider regional and national motorway network, including the M5, M40 and M42.

Birmingham City Centre lies approximately 1 mile southwest.



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.

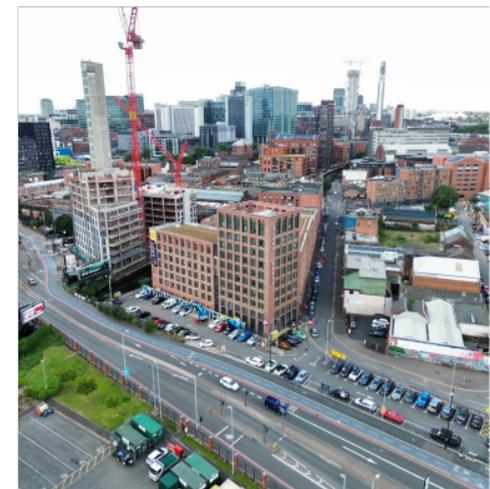
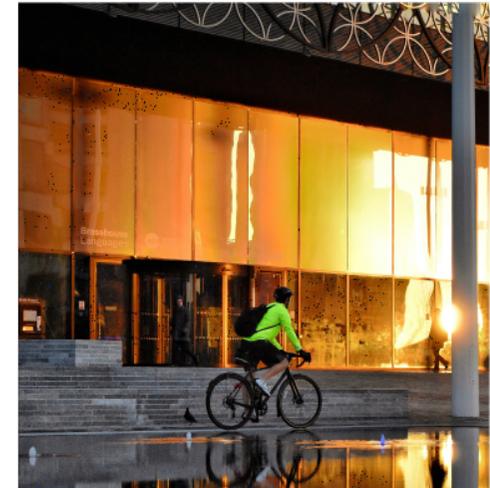
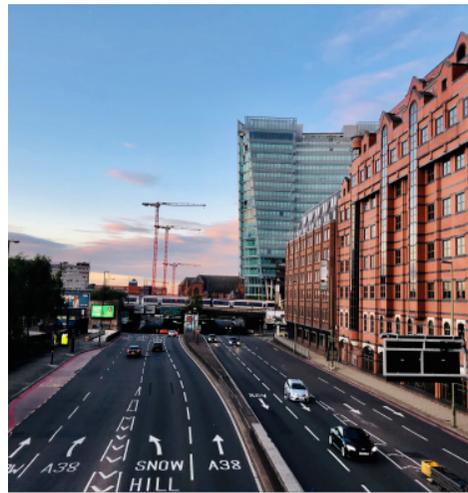
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

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!



SERVICES

We understand that the property has access to 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

£15,500

VAT

Not applicable

LEGAL FEES

Each party to bear their own costs

PRICE

Offers in the region of £395,000

EPC

D (82)

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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