

INDUSTRIAL, TRADE COUNTER, WAREHOUSE | TO LET

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UNIT 56, PLUME STREET INDUSTRIAL ESTATE, ASTON, BIRMINGHAM, B6 7RT  
2,560 SQ FT (237.83 SQ M)

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY



Refurbished Warehouse / Workshop Premises  
Nearby to Birmingham City Centre

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- Three Phase Power
  - Recently Refurbished
  - New Roof
  - 2.6m Shutter Height
  - 3.4m to 5.6m Eaves at the Apex
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## DESCRIPTION

The property comprises a single storey warehouse of steel truss construction with brick infill to full height. The unit has recently been refurbished, including a new pitched roof incorporating translucent roof lights.

The unit provides open plan warehouse accommodation, benefitting from painted concrete flooring, emulsion coated walls, high bay lighting, WC facility and three-phase power supply. The unit has a minimum eaves height of 3.4m rising to 5.6m at the apex.

Loading access is provided by roller shutter leading directly into the yard area.

Ample car parking is available within the estate.

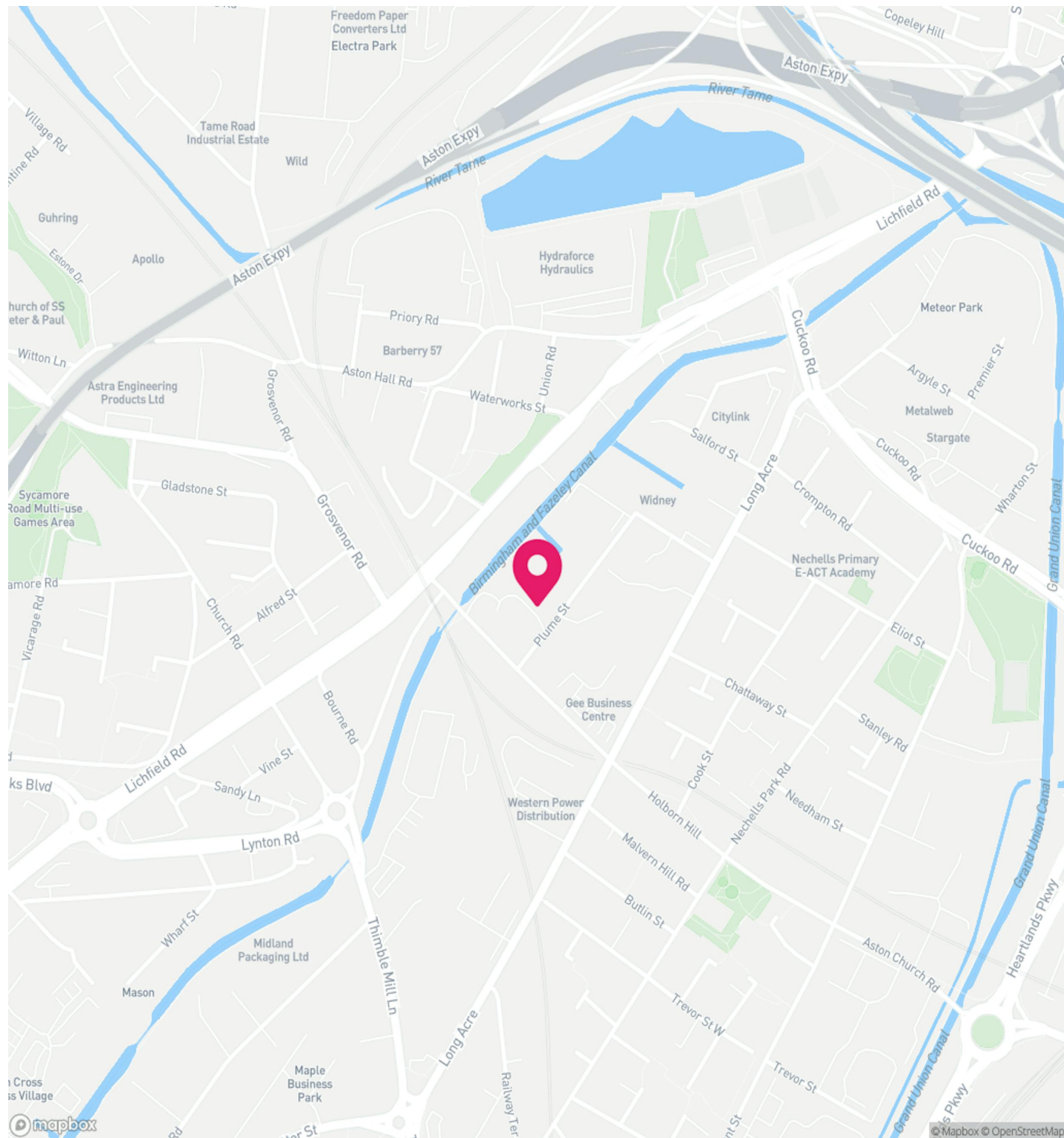


## LOCATION

The property is situated on Plume Street Industrial Estate off Plume Street in the Aston area of Birmingham and can be accessed from either Long Acre or Holborn Hill.

The area is adjacent to the (A47) Heartlands Parkway providing dual carriageway link between Birmingham City Centre and the nearby motorway network.

Birmingham City Centre is located approximately 2 miles south west. The immediate area is well served by public transport with regular bus services and being only a short distance from Aston train station.



## TERMS

The property is available to let on a new lease for a term of years to be agreed.

## VAT

VAT will be charged in addition to all quoting figures

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction

## SERVICES

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

## POSSESSION

The property is available for immediate occupation, subject to completion of legal formalities

## PLANNING PERMISSION

We understand the premises benefits from planning permission under use class B2 (General Industrial)

## LEASE

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

## RENT

£20,000 per annum

## 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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