

INDUSTRIAL, WAREHOUSE | FOR SALE

[VIEW ONLINE](#)



UNITS 7-11 AVENUE CLOSE, AVENUE ROAD, ASTON, BIRMINGHAM, B7 4NU  
16,075 SQ FT (1,493.42 SQ M)

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

Modern Industrial Warehouse with Gated Yard

---

- Modern Industrial Warehouse Premises
  - Comprising Three Interconnecting Units
  - Min 6m Eaves Height
  - Excellent Loading Access
  - Gated Yard and Car Parking
  - Well Appointed Offices and Mezzanine Storage
  - Just Outside of Birmingham's Clean Air Zone (CAZ)
- 



## DESCRIPTION

The property comprises a modern industrial warehouse of steel portal frame construction with brick and block elevations, surmounted by an insulated metal profile cladded roof incorporating translucent roof lights.

The accommodation currently provides three individual units which have been combined to create a larger, self-contained industrial premises. The configuration offers excellent flexibility and the property could be readily subdivided back into smaller units if required, with each unit retaining independent electricity metering.

Internally, the warehouse benefits from a generous clear internal eaves height of approximately 6m, solid concrete flooring, 4x electrically operated roller shutter access doors and high-quality LED lighting throughout. Integral office accommodation is provided, together with additional mezzanine storage space.

Further benefits include gas-fired heating, double-glazed powder-coated windows, and a secure external yard area with forecourt car parking.

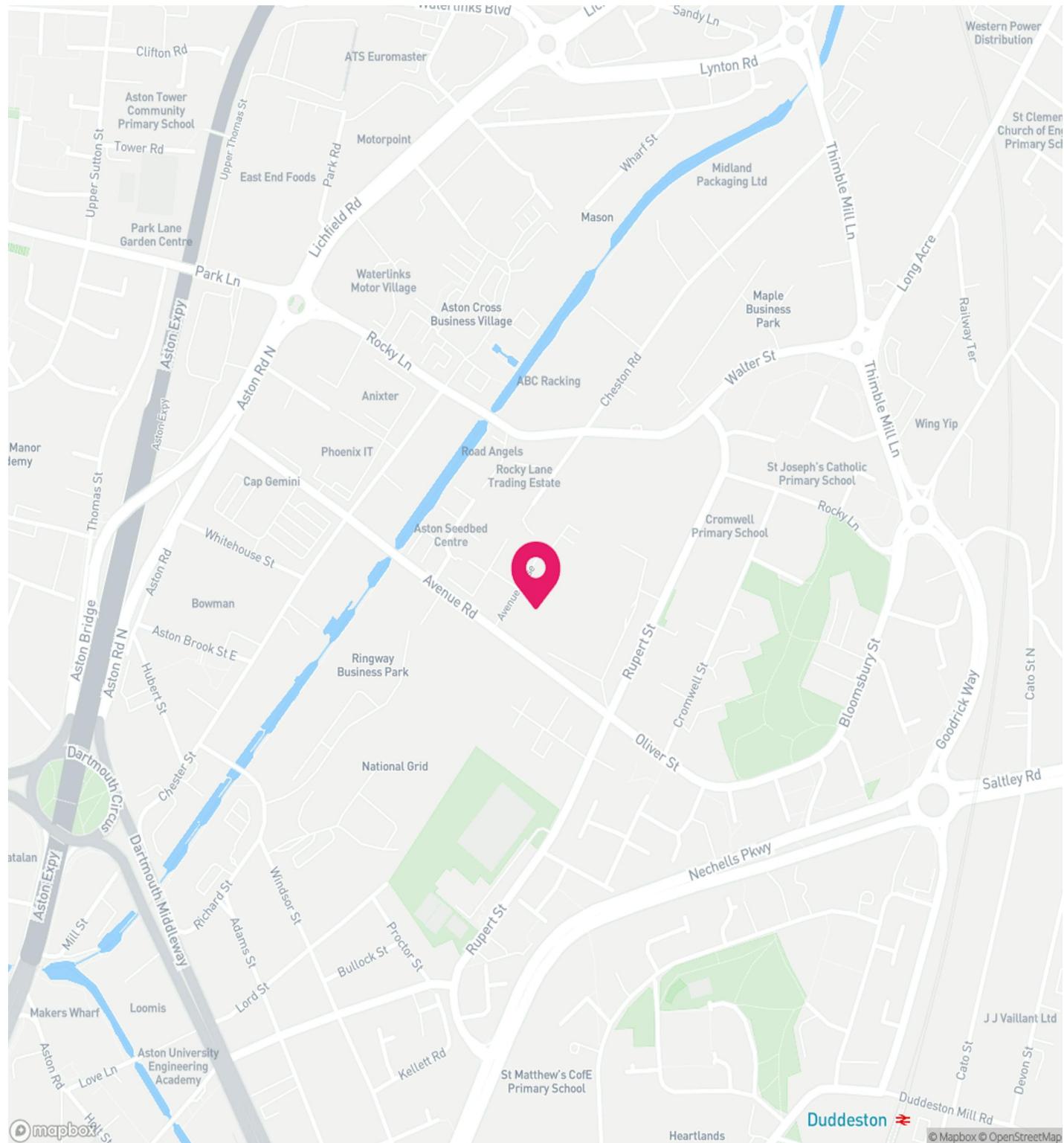


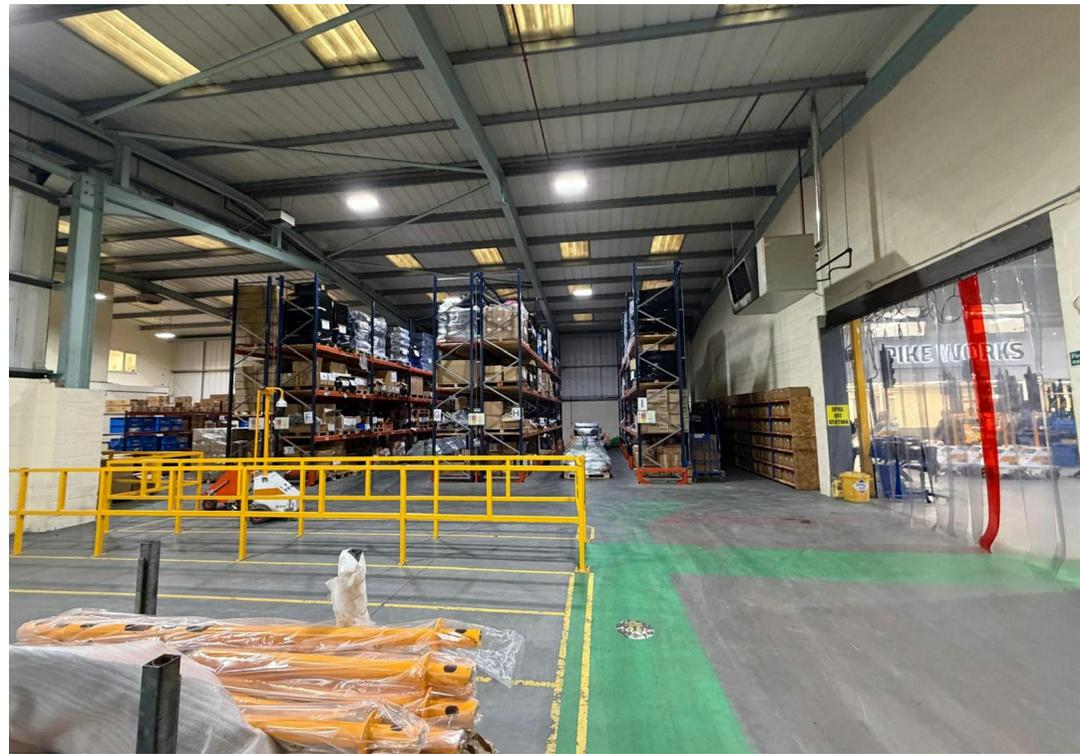
## LOCATION

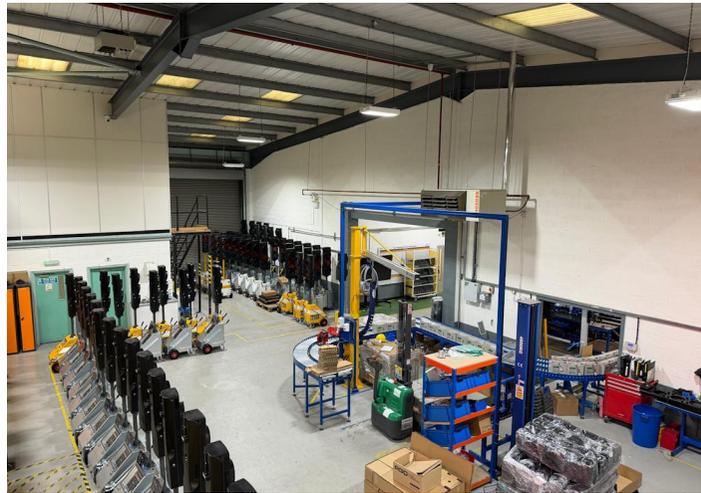
Avenue Close is located just off Avenue Road in Aston, approximately 2 miles north of Birmingham city centre, providing swift access to the city's commercial and business districts.

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.







## AVAILABILITY

Name	sq ft	sq m	Availability
Ground - Warehouse	16,075	1,493.42	Available
Mezzanine - Mezzanine Offices & Storage	5,560	516.54	Available
<b>Total</b>	<b>21,635</b>	<b>2,009.96</b>	

## TENANCY

The property is currently tenanted by Traffic Group Signals until March 2027 at a rental of £100,000 per annum. The property can be sold as an investment or allow a owner occupier or investor to exchange on the property with a delayed completion following the lease expiry in 2027. For further information please contact the selling agent.

## SERVICES

We understand all mains services are connected, including three phase electric.

## PLANNING USE

We understand the property has planning consent under the classes B2 (general industrial) and B8 (storage and distribution).

## RATEABLE VALUE

£121,000. Based on 1 April 2026 Valuation

## VAT

Applicable

## LEGAL FEES

Each party to bear their own costs

## PRICE

Offers in excess of £1,400,000 for the freehold interest, subject to contract.

## EPC

C

## 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



**Edward Siddall-Jones**

0121 638 0500

[edward@siddalljones.com](mailto:edward@siddalljones.com)

The above information contained within this brochure is subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 13/02/2026

# SIDDALL JONES

COMMERCIAL PROPERTY CONSULTANCY



[SIDDALLJONES.COM](https://www.siddalljones.com)