

To Let/For Sale

Ground floor, portal framed industrial/warehouse accommodation

Aston Works | Cheston Road | Birmingham | B7 5EA

Overall - 120,207 sq.ft/11,167.5 sq.m

Bay 1 - 18,436 sq.ft/1,712.75 sq.m

Bay 3 - 28,147 sq.ft/2,614.92 sq.m

Bay 2 - 41,196 sq.ft/3,827.2 sq.m

Bay 4 - 32,428 sq.ft/3,012.63 sq.m



General

- Available as a whole or as individual units
- Prominent corner position, situated at the inter-section of Cheston Road and Thimblemill Lane
- ½ a mile north east from Birmingham City Centre.
- ½ a mile from Junction 6 of the M6 Motorway, "Spaghetti Junction".
- Eaves height 5.5 metres. Apex height 8.23 metres.
- Accessed via a series of substantial loading doors
- Gas fired blow heaters.
- Off-street car parking/loading.
- Excellent natural light/sodium lighting.
- On-site sub-station.

Tenure/consideration

- a) The whole or part is available on the basis of FRI lease agreements. Rent upon application.
- b) Alternatively, freehold offers are invited for the whole. Price upon application.

VAT

Vat is not applicable.

Rateable Value

RV : £357,000 (whole)

Individual units as yet have not been separately assessed. Further information is available from the joint selling/letting agents.

Town planning

B1 (light industrial), B2 (general industrial) and B8 (warehouse).

Any interested party should make their own proper enquiries of the local planning authority.

Legal costs

Each party to bear their own proper legal costs.

Location

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Further information

Please contact the joint agents:



Robert Taylor
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Email: robert@smbsurveyors.com



Christian Smith
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Drive Times

| | Miles | Time |
|------------------------------|-------|----------|
| Birmingham City Centre | 1/2 | 5 mins |
| Junction 6 of M6 | 1/2 | 5 mins |
| NEC | 13 | 18 mins |
| Birmingham Airport & Railway | 14 | 22 mins |
| Coventry | 21 | 36 mins |
| Manchester | 86 | 99 mins |
| Liverpool | 97 | 103 mins |
| London | 110 | 137 mins |