389 LICHFIELD ROAD, ASTON, BIRMINGHAM, B6 7SS



TO LET

25,250 sq.ft/2,345.78 sq.m

GROUND FLOOR
WAREHOUSE/INDUSTRIAL
ACCOMMODATION

- Prominent position – extensive frontage onto the main Lichfield Road (A5127 – considerable traffic flow).
- Off-street loading/car parking.
- Circa, .5 mile from Junction 6 of the M6 motorway, “Spaghetti Junction”.
- Circa, 1.5 miles from Birmingham City Centre.
- Competitive rental level - £2.00 per sq.ft/£21.53 per sq.m.

Stephens McBride

Stephens McBride Chartered Surveyors & Estate Agents
Malvern House, New Road, Solihull, B91 3DL
Tel: 0121 706 7766
www.smbsurveyors.com

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LOCATION

The subject premises benefits from an extensive frontage onto Lichfield Road (A5127 – main arterial route – considerable traffic flow).

Access to the national motorway network is provided by Junction 6 of the M6 motorway, "Spaghetti Junction" (circa .5 of a mile due north – via Lichfield Road – dual carriageway).

Birmingham City Centre is located 1.5 miles south west.

Lichfield Road/Cuckoo Road provide direct access to the main Heartlands Parkway (A47).

Surrounding areas have benefitted from considerable redevelopment/regeneration – Aston Hub.

DESCRIPTION

The subject premises provides predominantly ground floor, industrial/warehouse accommodation, including ancillary offices.

Benefits include;

- Off street loading/car parking.
- 2, electrically operated roller shutter doors.
- Excellent natural light.
- Suspended ceilings/recessed lighting.
- Florescent strip lighting – main production areas.
- Kitchen and toilet facilities throughout.

ACCOMMODATION

25,250 sq.ft/2,345.78 sq.m

MAINS SUPPLIES

The property has the advantage of a substantial 3 phase electrical supply, gas, water and drainage.

BASIS OF OCCUPATION

3 year lease agreement

ASKING RENTAL LEVEL

£50,000 pax

Payable quarterly in advance.

VAT

VAT **is** applicable.

BUSINESS RATES (April 2026)

Rateable value - **£68,000**

Rates payable circa, **£34,000**

OCCUPATION

Immediate occupation is available upon completion of all legal formalities.

LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

ANTI MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from any ingoing tenant.

Viewing & Further Information;

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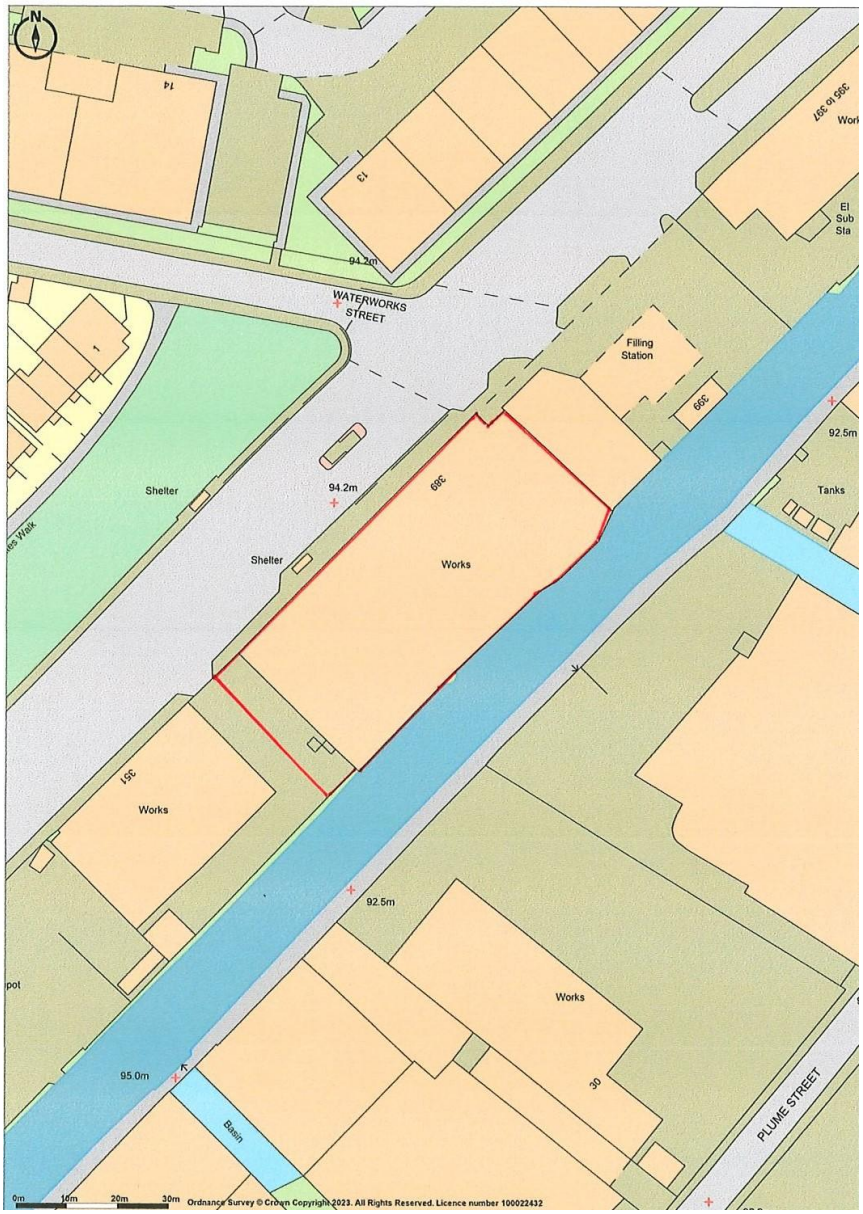






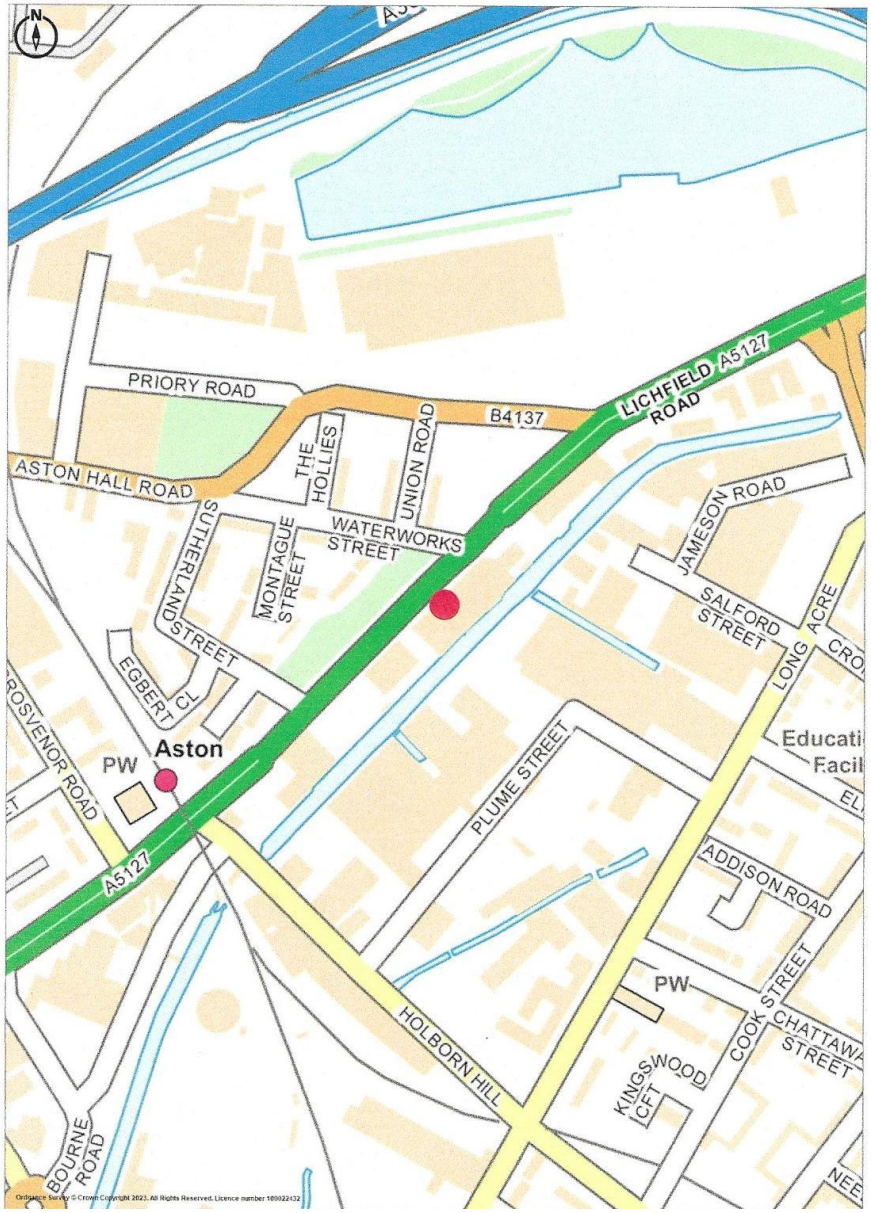
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NOTICE

STEPHENS McBRIDE - as agents for the Vendor and for themselves, give notice that:

1. These particulars do not constitute an offer, or contract, or any part thereof and none of the statements contained in the Particulars as to the property is to be relied on as a statement or representation of fact.

2. An intending Purchaser MUST satisfy himself by inspection or otherwise, as to the accuracy of the statements herein. Such statements are made in good faith but without responsibility on the part of Stephens McBride or the Vendor.

3. The Vendor does not make or give, nor is Stephens McBride or its staff authorised to make or give any representation or warranty in respect of this property.

In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.

SUBJECT TO CONTRACT

The terms Vendor and Purchaser shall where the context requires be deemed to refer to Lessor and Lessee respectively.

Stephens McBride