

UNITS A & B 50 AVENUE ROAD (CHESTER STREET), ASTON, BIRMINGHAM, B6 4DY



TO LET

INDUSTRIAL/WAREHOUSE ACCOMMODATION

Unit A- 10,584 sq.ft/983.28 sq.m

Unit B – 9,100 sq.ft/845.41 sq.m

- Available as a whole or as individual units.
- Overhead gantry craneage – 5 tonne.
- Circa 1.5 miles from Junction 6 of the M6 motorway, “Spaghetti Junction”.
- Circa one mile north east of Birmingham City Centre.
- Working height, circa 34 ft 6”/10.52 m.



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LOCATION

The subject premises, available as a whole or as individual units, occupies a prominent corner position, situated at the intersection of Avenue Road and Chester Street.

Excellent communicational links.

Junction 6 of the M6 motorway, "Spaghetti Junction" is located approximately 1.5 miles north east.

Main arterial routes within close proximity include the Aston Expressway (A38M), Heartlands Spine Road (A47) and Lichfield Road (A5127).

Birmingham City Centre is located approximately one mile south west.

DESCRIPTION

The subject premises provides predominantly high bay, industrial/warehouse accommodation.

Advantages include;

- 2, 5 tonne, overhead gantry cranes.
- Each unit has the benefit of substantial, electrically operated roller shutter door access.
- Minimum working height, circa **34 ft 6"/10.52 m**.
- An extensive, proposed, refurbishment programme to be undertaken.

ACCOMMODATION

Unit A - 10,584 sq.ft/983.28 sq.m

Unit B – 9,100 sq.ft/845.41 sq.m

MAINS SUPPLIES

Each unit has the benefit of a 3 phase electricity supply (100 amp), gas, water and drainage.

TERM

The whole or individual units are available on the basis of 10 year, FRI lease agreement (5 year review pattern).

ASKING RENTAL LEVEL

1. Entire unit - **£78,750 per annum** exclusive.
2. Unit A - **£50,250 per annum** exclusive.
3. Unit B - **£43,250 per annum** exclusive.

RENTAL PAYMENTS

Quarterly in advance.

VAT

VAT is applicable.

BUSINES RATES

The units, as yet have, not been separately assessed.

Further information is available from the sole letting agents.

OCCUPATION

Immediate occupation is available, if the entire demise is leased.

The landlord will require an 8 week completion period, on the basis of leasing individual units,

LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

ANTI MONEY LAUNDERING

Two forms of ID will be required from any ingoing tenant.

For More Information Contact:

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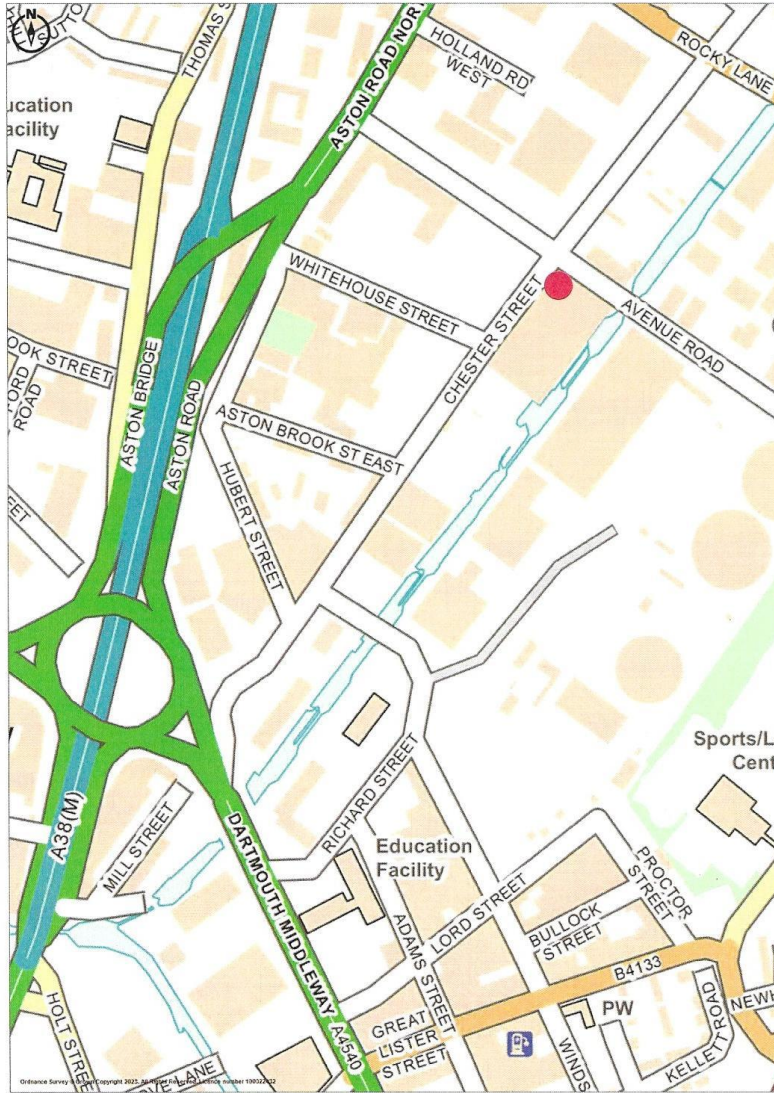
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NOTICE

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.