

INDUSTRIAL | FOR SALE

[VIEW ONLINE](#)



GARAGE ADJACENT TO 6 FORGE LANE, LITTLE ASTON, SUTTON COLDFIELD, B74 3BE

205 SQ FT (27.41 SQ M)

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY



Freehold Garage Premises of Traditional  
Masonry Construction

---

---



## DESCRIPTION

The property comprises of a garage premises of traditional masonry construction with a flat felt-covered roof over.

The premises consists of double timber doors with wrought iron security gates to the fore and benefits from concrete flooring and lighting (electricity supply).

Parking is available on street locally.

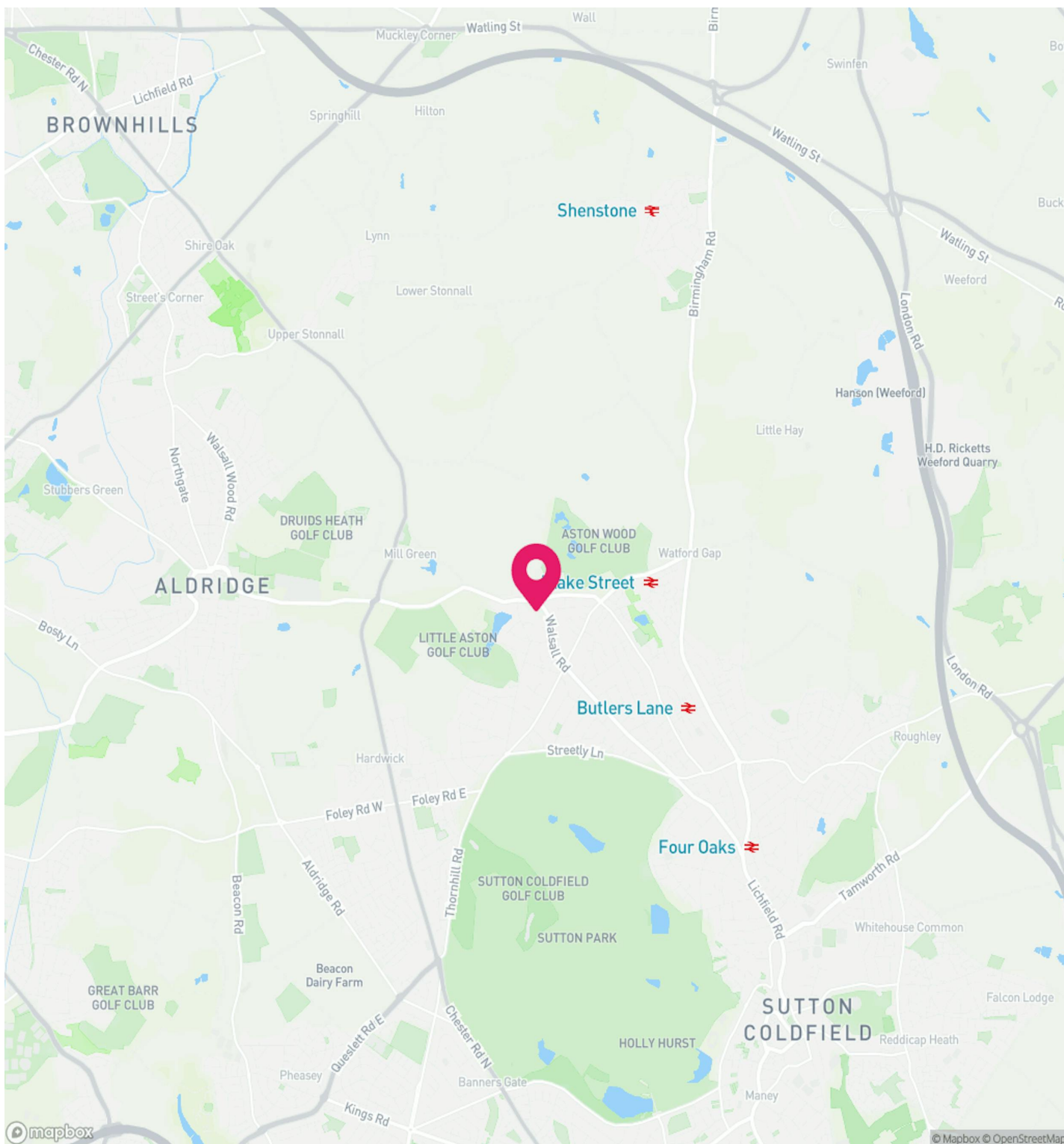
## LOCATION

The property is located on Forge Lane, in Little Aston.

Little Aston is a predominantly residential village in Lichfield, some 9 miles north of Birmingham city centre.

The M6 motorway is approximately 6 miles distant and provides access to the national motorway network at Junction 7.

Bassetts Pole is located approximately 7 miles west and provides access to the M6 Toll and A38.





## THE JEWELLERY QUARTER

**The Jewellery Quarter is one of Birmingham's city centre business hotspots.**

The Jewellery Quarter is easily accessible with excellent transport links, including Birmingham Snow Hill Station.

Alternatively, you can reach the Jewellery Quarter from Birmingham City Centre via tram by getting off at the St Paul's stop.

### Places to Eat in the Jewellery Quarter

This area is a lively hub with a wide selection of bars, restaurants, cafes, and shops to explore. Popular spots include:

- Otto Wood Fired Pizza
- The Jam House
- St Paul's House
- Indian Brewery
- The Button Factory
- Actress and Bishop

For a more affordable option, consider picking up a meal from the local Tesco and enjoying it in the park surrounding St Paul's Church. It's a perfect spot to relax and get some fresh air during your workday.

### Staying Active

If you want to stay active, there are also several gyms in the area, such as SPM Fitness and Henrietta Street Gym.





## BIRMINGHAM

**The ideal place to work, where opportunity meets innovation!**

**Dynamic city centre:** Immerse yourself in a vibrant hub boasting fabulous shops, diverse restaurants, and vibrant street entertainment. Explore stunning architecture and enjoy easy access to all amenities, fostering a productive and inspiring work environment.

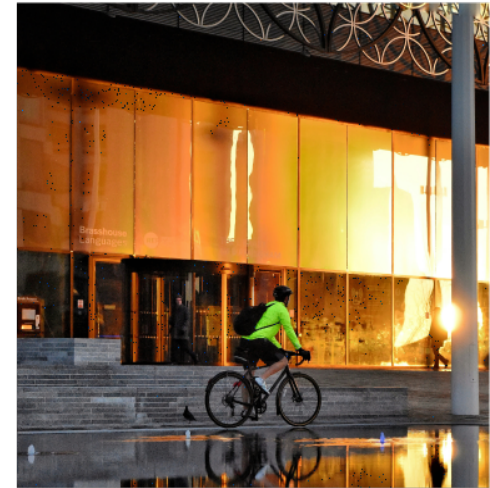
**Effortless connectivity:** Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

**Central location, global reach:** A strategic location offers quick train connections:

- Solihull: 8 mins
- Coventry: 20 mins
- London: 1 hr 15 mins
- Manchester: 1 hr 27 mins
- Cardiff: 1 hr 50 mins

**Endless amenities:** Indulge in diverse dining options, cultural richness, premier shopping, lively bars, exciting events, activities, and green spaces – all within Birmingham's city centre.

**Join us in Birmingham:** Experience a city where work-life balance thrives and opportunities abound. Birmingham awaits – where your professional journey begins!





## LEASE

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

## PRICE

Offers in the region of £65,000

## 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



**Sophie Froggatt**

0121 638 0500 |  
07842013854  
sophie@siddalljones.com



**Ryan Lynch**

0121 638 0800 |  
07710022800  
ryan@siddalljones.com



**Edward Siddall-Jones**

0121 638 0500 | 07803 571  
891  
edward@siddalljones.com



**Scott Rawlings**

0121 638 0500 |  
07745521743  
scott@siddalljones.com



# SIDDALL JONES

COMMERCIAL PROPERTY CONSULTANCY



SIDDALLJONES.COM