



UNIT 5 ASTON EXPRESSWAY INDUSTRIAL ESTATE, ASTON, B6 4EX

INDUSTRIAL, WAREHOUSE TO LET | 11,140 SQ FT

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

Modern Warehouse Fronting A38(M) 11,140 ft<sup>2</sup>

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- End terrace unit
  - Separate yard area to the front
  - Front offices and pedestrian access
  - Two floors with separate staff facilities
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## DESCRIPTION

Unit 5 is an end terrace unit, benefitting from a recessed frontage creating a separate yard area to the front.

The property is of steel portal frame construction with brick elevations, surmounted by a profile metal roof and roof lights.

Access is provided via a single roller shutter door and pedestrian entrance to the front offices.

Internally the warehouse provides an eaves height of 5.35m and will be refurbished to include new decoration throughout.

Integral stores, WCs and staff kitchen are also provided with the office accommodation being situated at the front of the property and extending over two floors with separate staff facilities.





## TERMS

The property is available to let on a new lease with length to be agreed at £75,000 per annum exclusive.

## VAT

All prices quoted are exclusive of VAT, which may be payable.

## RATEABLE VALUE

April 2023 RV - £58,000 (Rates Payable - £29,000 pa approx.)

## PLANNING USE

The unit is suitable for light industrial, general industrial and storage/distribution uses within Classes B1, B2 and B8.

## SERVICES

The premises benefit from all mains services, which are connected on, or adjacent to, the subject premises.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations as to their suitability.

## LEGAL COSTS

Both parties are to be responsible for their own legal fees incurred during this transaction.

## ENERGY PERFORMANCE

The unit has an Energy Performance Rating of E (118).

The landlord is intending to carry out refurbishment works to enhance the energy efficiency and will be reassessed once complete.

## MONEY LAUNDERING

Two forms of ID and proof of funds will be required to satisfy Anti-Money Laundering protocols.

## VIEWING AND FURTHER INFORMATION

Strictly via the joint agents Siddall Jones on 0121 638 0500 or Harris Lamb.

## SERVICE CHARGE

n/a

## LEASE

New Lease

## RENT

£75,000 per annum

## POSSESSION

Available Immediately

## VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

## CONTACT

### Edward Siddall-Jones

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

### Sophie Froggatt

0121 638 0500 | 07842013854  
sophie@siddalljones.com

### Ryan Lynch

0121 638 0800 | 07710022800  
ryan@siddalljones.com

### Scott Rawlings

0121 638 0500 | 07745521743  
scott@siddalljones.com