

INDUSTRIAL, WAREHOUSE | TO LET

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UNIT 5 ASTON EXPRESSWAY INDUSTRIAL ESTATE, ASTON, B6 4EX  
9,228 SQ FT (857.31 SQ M)

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

Modern Warehouse Fronting A38(M) with  
Ground and First Floor Office Accommodation

- Established Industrial Estate
- Plentiful Car Parking
- Generous Eaves Height
- Prominent Location



## DESCRIPTION

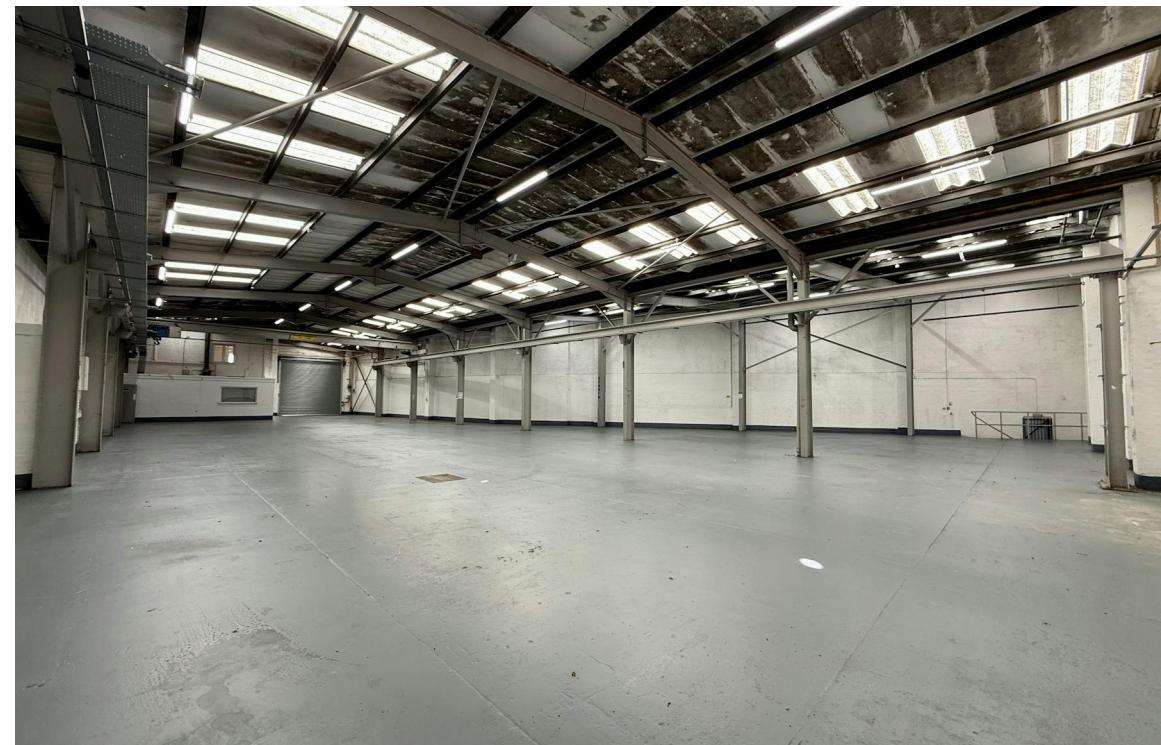
Unit 5 is an end terrace unit, benefitting from a recessed frontage creating a separate yard area to the front.

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.

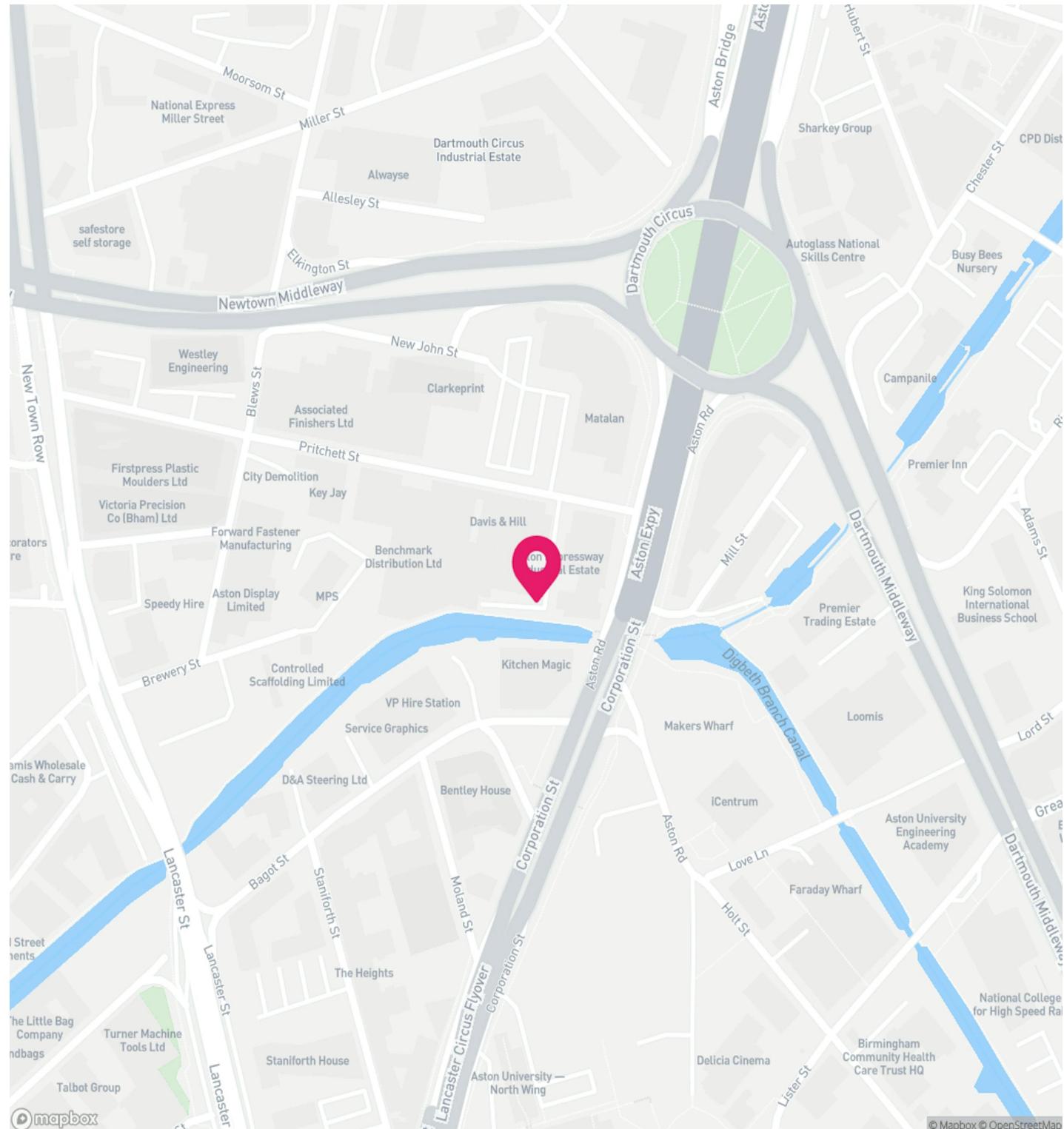
Integral stores, WCs and staff kitchen are also provided with the office accommodation being situated at the front of the property and extending over two floors with separate staff facilities.

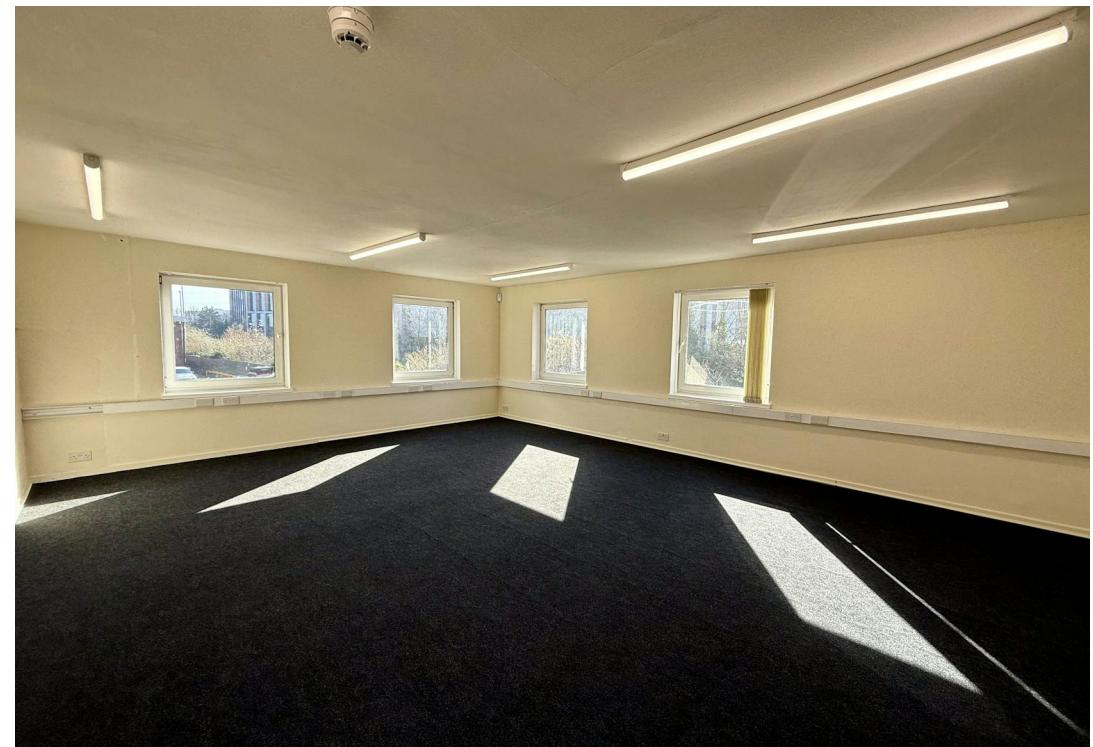


## LOCATION

Aston Expressway Industrial Estate is prominently located fronting the A38 (M) Aston Expressway, with access off the A38 via Pritchett Street and the (A4540) inner ring road.

Birmingham City Centre is approximately 1 mile south of the property and J6 M6 is approximately 1 mile to the north, via the A38.







## TERMS

The property is available to let on a new lease with length to be agreed at £59,982 per annum exclusive.

## VAT

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

## RATEABLE VALUE

April 2023 RV - £58,000 (Rates Payable - £31,668 pa approx.)

## 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 C (68).

## AVAILABILITY

The property is available immediately upon completion of legal formalities.

## VIEWING AND FURTHER INFORMATION

Strictly via the joint agents Siddall Jones or Bromwich Hardy.

## LEASE

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

## RENT

£59,982 per annum

## 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



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