

28 Phoenix Business Park, Aston, Birmingham, B7 4NU



TO LET

Modern Business Premises with Car Parking

Net Internal Area: 2,300 ft² (213.67 m²)

Location

The property is located within Phoenix Business Park an established commercial area approximately 1.5 miles north east of Birmingham City Centre.

The property benefits from excellent access to the regional and national motorway networks via the A38(M) Aston Expressway and Junction 6 of the M6 Motorway which lie a short distance from the property.

Aston Train Station is only a short distance with local bus routes connecting to the city centre and beyond on Avenue Road.

Description

Unit 28 comprises a modern self-contained property that can be adapted for a number of uses including warehousing, workshop, trade counter and office.

The property is entered via a glazed pedestrian entrance leading into a reception area. The ground floor has been split to provide a large open plan office and separate stores to the front with WC and kitchen facilities and canteen to the rear. The stores are self-contained with loading access via a roller shutter door to the front elevation.

The accommodation has been recently refurbished to provide suspended ceiling with inset LED lighting, carpet tiled flooring, floor boxes providing convenient access for data and telecoms.

A rear staircase provides access to the first-floor level which is predominantly open plan with two cellular offices to the front and a larger partitioned directors office with inset glazing.

The offices have been full refurbished to a high specification and mirroring the ground floor.

Externally the property has the benefit of 3 allocated car parking spaces as well as additional car parking close by.

Accommodation

Total (NIA) - 2,300 ft² (213.67 m²) approximately



Rental / Terms

The property is available to let on a new lease with length to be agreed at £18,450 per annum exclusive.

VAT

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

Energy Performance Certificate

EPC: D (86)

Services

All mains services are available on or adjacent to the subject premises.

Planning Use

We understand that the property has planning consent under use class B2 and B8.

Legal Costs

Each party are to be responsible for their own legal costs incurred during this transaction.

Availability

The property is available from late July 2024.

Viewings

Strictly via the sole letting agent Siddall Jones on **0121 638 0500**