

INDUSTRIAL, WAREHOUSE | TO LET

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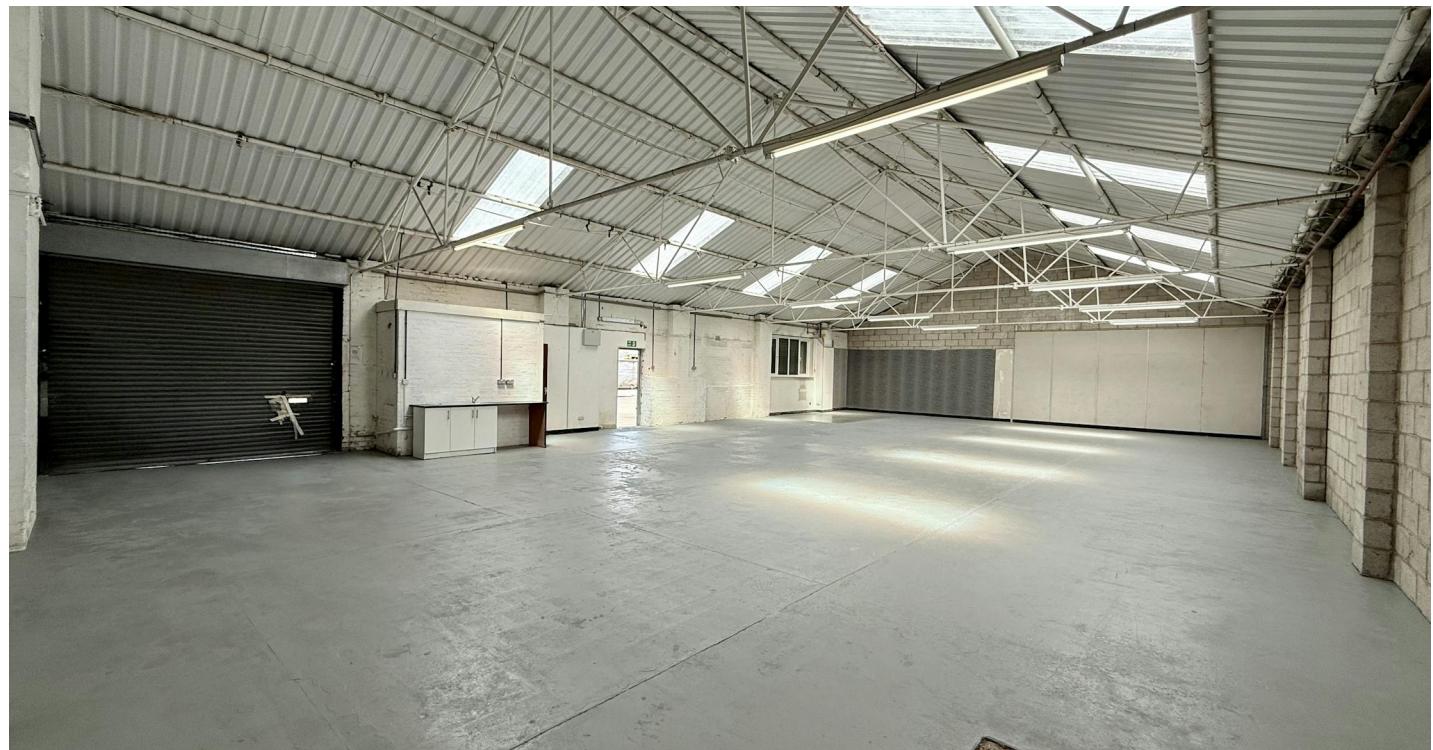


UNIT 82 PLUME STREET, ASTON, BIRMINGHAM, B6 7RT
2,760 SQ FT (256.41 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Warehouse/Workshop Premises with Shared
Yard/Car Parking Area, Concrete Flooring, Three
Phase Power, Fluorescent Strip Lighting

- Three Phase Power
- Concrete Flooring
- Yard / Car Parking Area
- WC and Kitchenette Facilities



DESCRIPTION

The property comprises a single storey warehouse of steel truss construction with brick infill to full height benefit an insulated pitched roof incorporating glass roof lights.

The warehouse accommodation benefits from concrete flooring, fluorescent strip lighting, three phase power, and a minimum eaves height of 10ft 7" rising to 19ft in the apex.

Loading access is provided via roller shutter leading directly into the yard / car parking area.

The unit also benefits from private WC and kitchenette facilities.

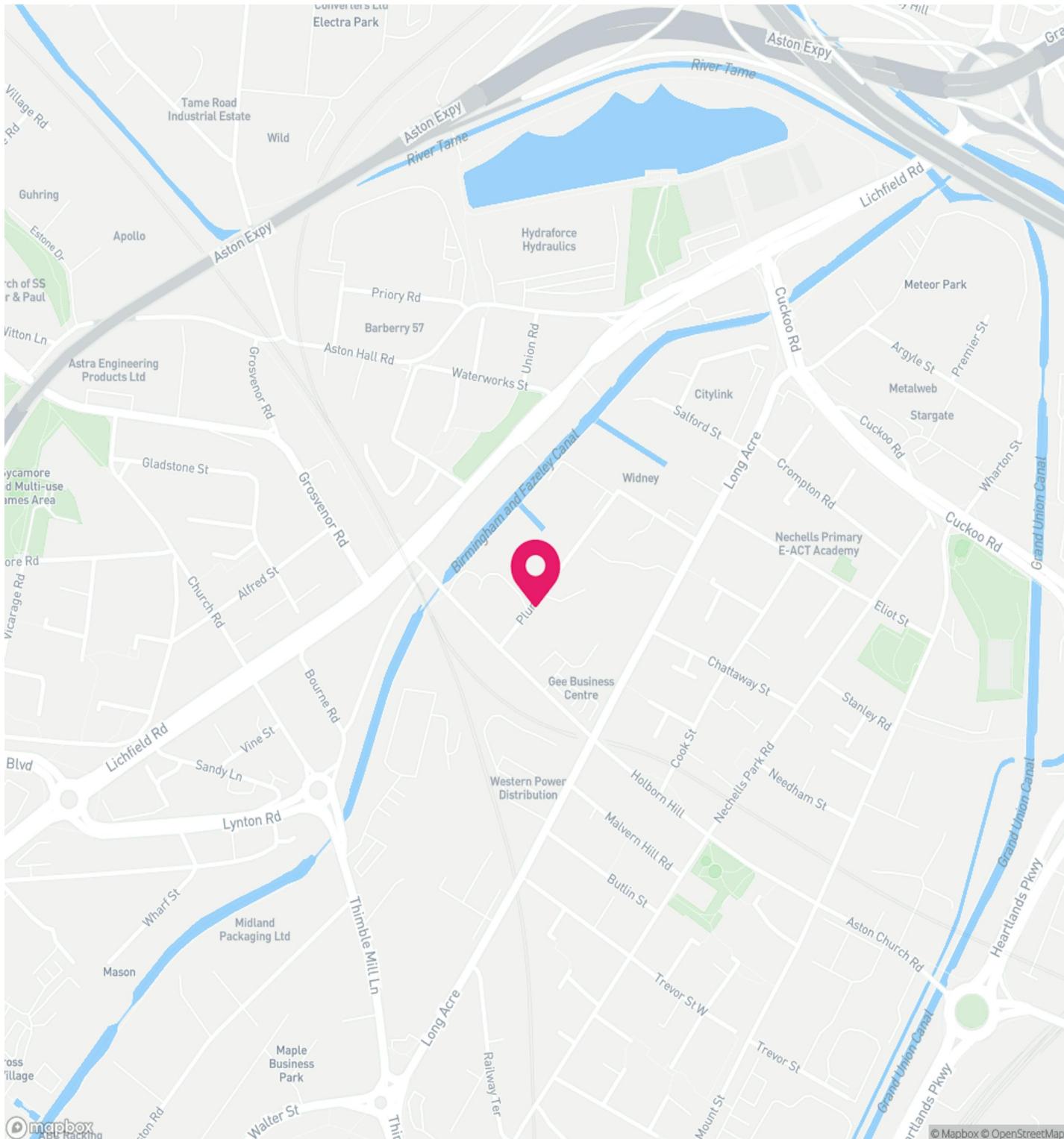


LOCATION

The property is situated on Plume Street Industrial Estate off Plume Street in the Aston area of Birmingham and can be accessed from either Long Acre or Holborn Hill.

The area is adjacent to the (A47) Heartlands Parkway providing dual carriageway link between Birmingham City Centre and the nearby motorway network. Birmingham City Centre is located approximately 2 miles south west.

The immediate area is well served by public transport with regular bus services and being only a short distance from Aston train station.



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.

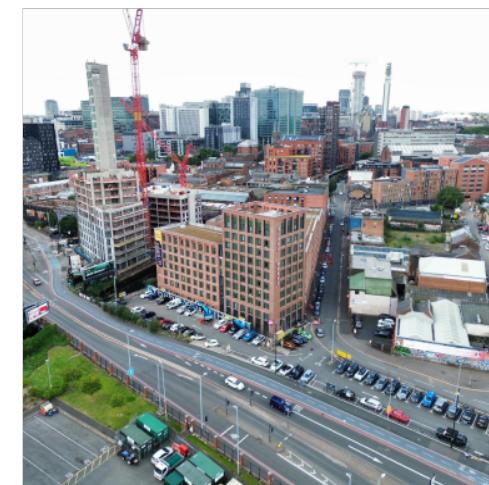
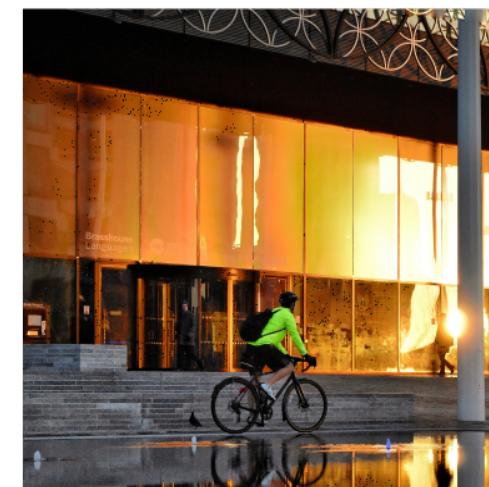
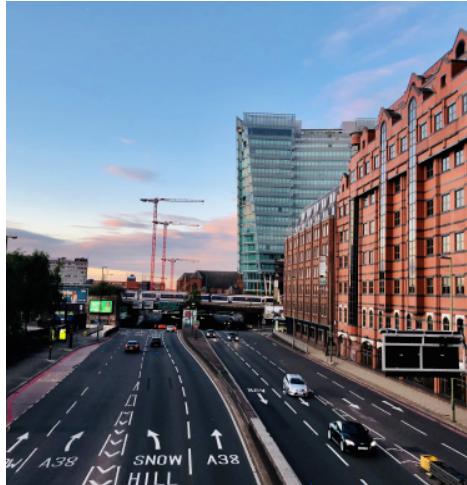
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

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!



VAT

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

PLANNING

We understand that the property has planning permission under use class B2 (General Industrial).

ENERGY PERFORMANCE CERTIFICATE

Available upon request from the agent.

SERVICE CHARGE

n/a

LEASE

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

RENT

£24,000 per annum

POSSESSION

The property is immediately available following the completion of legal formalities.

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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