

INDUSTRIAL, TRADE COUNTER, WAREHOUSE | TO LET



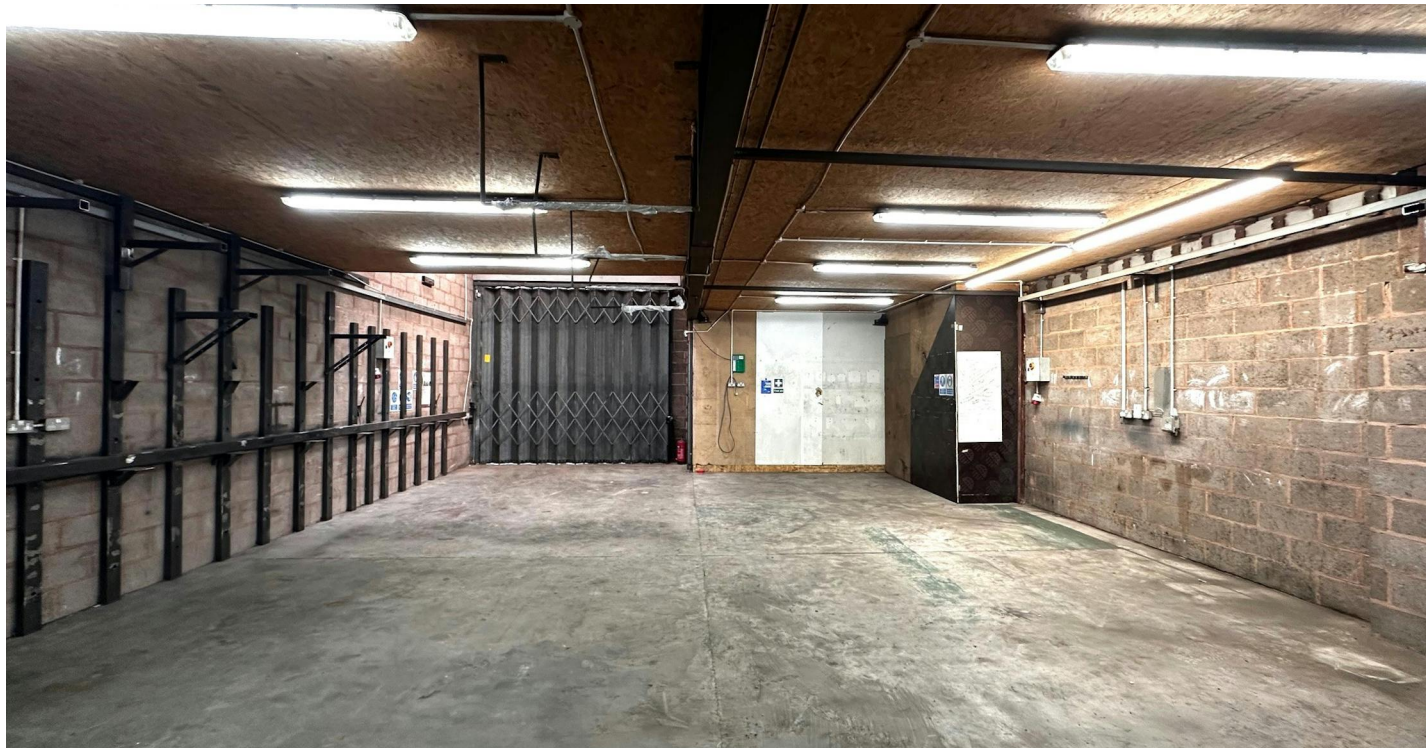
UNIT 4, 1 CATHERINE STREET, ASTON, BIRMINGHAM, B6 5RS

2,245 SQ FT (208.57 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

A modern warehouse, trade counter premises close to the City Centre and with mezzanine office and storage

- Modern Premises
- Good Loading
- Mezzanine with Office, Canteen and Storage
- Close Proximity to the A38M and J6 M6
- Outside of the Clean Air Zone (CAZ)



DESCRIPTION

The property comprises a modern warehouse/trade counter unit located off the Lichfield Road in the Aston area of Birmingham.

The unit is configured to provide reception area with open plan warehouse at ground floor level, benefiting from concrete flooring, LED lighting, three phase power and a large concertina level loading door. The elevations are full height blockwork surmounted by a pitched insulated roof incorporating translucent roof lights.

The first floor mezzanine provides a large office space with canteen/kitchen facilities and WC. Additional storage is also provided.

Externally a lean too area provides additional outside storage and there is allocated car parking.



LOCATION

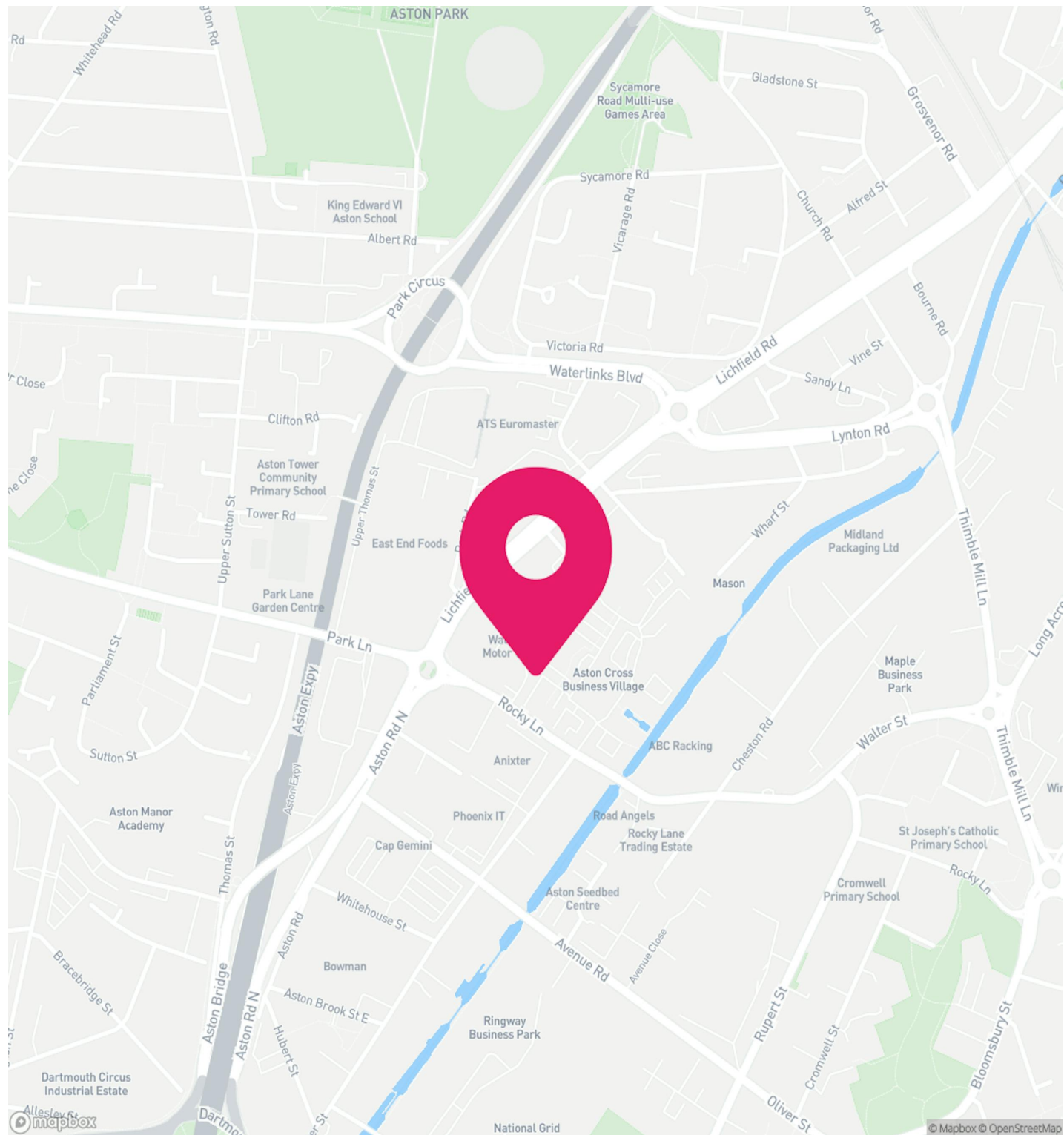
The property is located on Catherine Street off the A5127 Lichfield Road close to Aston Cross and being one of the main arterial routes to Birmingham City Centre.

The area is well established with a mixture of car dealerships, trade counter and industrial uses.

Neighbouring occupiers include Motorpoint Car Supermarket, East End Cash and Carry with Screwfix and Toolstation being located on the Aston Cross Trade Point opposite.

Aston Cross Business Village is located to the south of the site.

The property is located north east of Birmingham City Centre and only 0.5 miles from the A38(M) Aston Expressway and 1.5 miles south of Junction 6 of the M6 Motorway. This provides links to the M5, M42, M1 and M54 via the M6.



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.

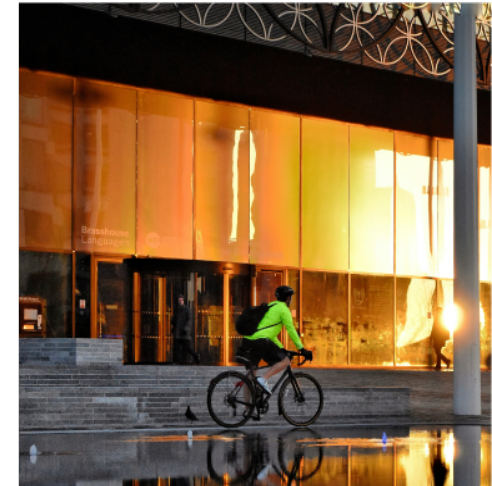
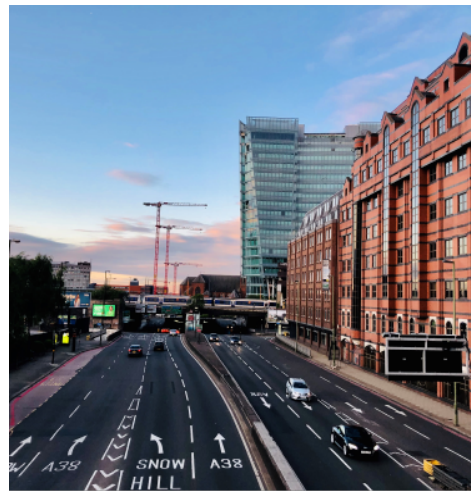
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

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!





AVAILABILITY

Name	sq ft	sq m	Availability
Ground - Warehouse	1,221	113.43	Available
Mezzanine - Mezzanine	1,024	95.13	Available
Total	2,245	208.56	

RATEABLE VALUE

£8,000. We understand the property qualifies for exemption under Small Business Rates Relief, subject to tenant's eligibility

VAT

Applicable

LEGAL FEES

Each party to bear their own costs

LEASE

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

RENT

£14,500 per annum on a new lease with length and terms to be agreed.

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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