

*** HIGH BAY WAREHOUSE 9M APPROX ***
Plus 4,000 sqft. HEAVY DUTY MEZZ FLOOR

INDUSTRIAL

TO LET 12,950 sqft (approx.)

Unit B2, Express Business Park, Miller Street, Aston, Birmingham, B6 4NF

City Centre | Next to A38(M) / M6 J6 | Outside Clean Air Zone | 250Amp 3 Phase Power



PROPERTYLINK
MIDLANDS
0121 200 3344

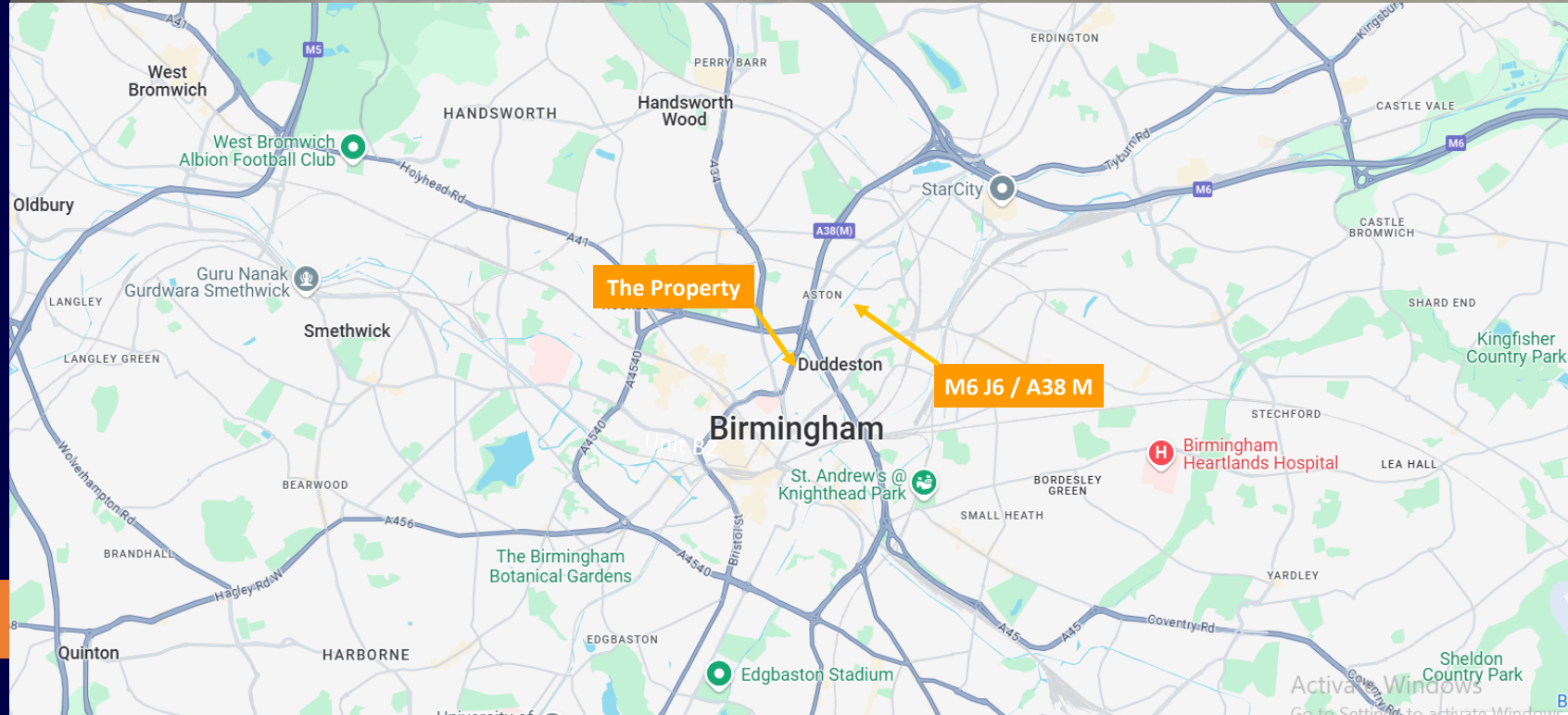


| Express Business Park | Birmingham | B6 4NF

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KEY POINTS

- HIGH BAY 9M
- ROADSIDE ACCESS
- M6 / A38(M) / A34
- FORKLIFT FRIENDLY
- NEW LED LIGHTING
- GOLDEN-TRIANGLE LOCATION
- CONGESTION-ZONE FREE
- HGV SHUTTERS



B2 | Miller Street | B6 4NF

LOCATION

Express Business Park is prominently located on Miller Street in Aston, just over 1 mile north of Birmingham City Centre. The estate enjoys a highly accessible position with immediate proximity to the A38(M) Aston Expressway, offering swift links to Junction 6 of the M6, and the wider Midlands motorway network including the M5 and M42. The park is ideally positioned for urban and regional logistics, sitting within minutes of Birmingham's central commercial district and key arterial routes.

DESCRIPTION

The premises is a steel portal frame construction with part brick and profile steel-clad elevations, set within a secure gated estate. Units benefit from generous 9m eaves height and feature double extra-wide roller shutter doors (approximately 18ft), providing excellent loading access. The unit includes office accommodation and WC facilities, with LED lighting and three-phase 250V electricity throughout. The estate offers on-site parking, making it well-suited to a range of industrial and logistics occupiers. 4,000 sqft. mezzanine floor in addition to ground floor giving an approximate 16,950 sqft. of storage space.

PLANNING

We understand that the property benefits from B1, B2, B8 uses, however, we advise all interested parties to make their own enquiries with the relevant local authority.

SERVICES

We understand that the property benefits from an three phase electrical connection and a water feed.

VAT / BUSINESS RATES

VAT will be levied to the rental. All interested parties with regards business rates are advised to make their own enquires to the local authority.

COMMUNAL AREA CHARGE

A contribution is payable in respect of maintenance and management of estate communal areas.

PRICE / AVAILABILITY

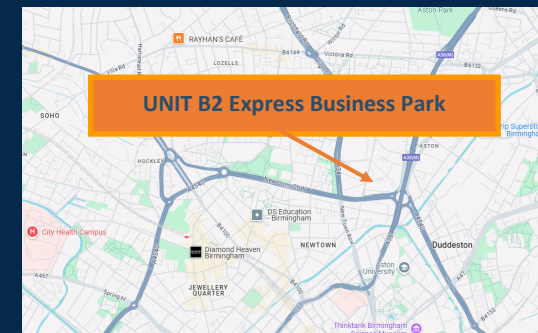
£POA PER CALENDAR MONTH Available immediately, subject to contract.

Express Business Park | Miller Street | Birmingham | B6 4NF

All enquiries to:

PROPERTYLINK
MIDLANDS
0121 200 3344
propertylink.co.uk

In association with:



info@propertylink.co.uk

Misrepresentation Act.

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