



TO LET

INDUSTRIAL/WAREHOUSE PREMISES

UNIT 5, 171 LICHFIELD ROAD,
ASTON, BIRMINGHAM, B6 5SN



6,061 sq.ft. (563.11 sq.m.)

Approx. Gross Internal Area

- Additional mezzanine floor extending to approximately 1,275 sq ft
 - 6.42m eaves height
 - Available now
- RENT £60,650 per annum, exclusive



LOCATION

Unit 5 Lichfield Road is situated within the well connected area of Nechells, Birmingham. The area is well served by a range of transport options and links, making it an ideal location for businesses. Situated just north of Birmingham City Centre, the area benefits from excellent accessibility to the wider region.

The property is conveniently located near major road networks, including the A47 (Nechells Parkway) and the A5127 (Lawley Middleway), providing quick access to the M6, M5, and M42 motorways. This makes it an ideal base for businesses requiring efficient distribution and logistics connections across the UK.

Birmingham City Centre is just a short distance away, offering access to an extensive public transport network. Local bus services operate frequently, connecting the area to key destinations across the city. Additionally, the nearby Aston Railway Station provides regular services to Birmingham New Street, making national rail connections easily accessible.

The area is part of Birmingham's thriving industrial and commercial landscape, with numerous business parks, warehouses, and offices nearby.

- Birmingham city centre: 2 miles (approx. 10 minutes by car)
- Birmingham New Street Station: 2.5 miles (approx. 10 minutes by car)
- Birmingham Airport: 10 miles (approx. 20 minutes by car)
- NEC Birmingham: 9 miles (approx. 20 minutes by car)

DESCRIPTION

Situated on the secure gated estate of Sandy Lane, this single-storey warehouse offers an excellent opportunity for industrial or storage use. The property is easily accessible and provides a secure, well-maintained environment for businesses seeking a functional and versatile space comprising of the following specification.

- Steel portal frame
- Pitched profile steel covered roof
- 6.42 m eaves height
- Level access loading doors
- Yard/loading area

ACCOMMODATION

AREA	SQM	SQFT
Warehouse	563.11	6,061
Mezzanine Floor	118.48	1,275
Gross Internal Area	681.59	7,336

RENT

£60,650 per annum exclusive

BUSINESS RATES (2023)

£32,750

EPC

Rating C (67)

Expires 06/11/2032

TENURE

The property is available on a new full repairing and insuring lease on terms to be agreed.

SERVICES

It is understood that the premises benefit from all mains services.

VAT

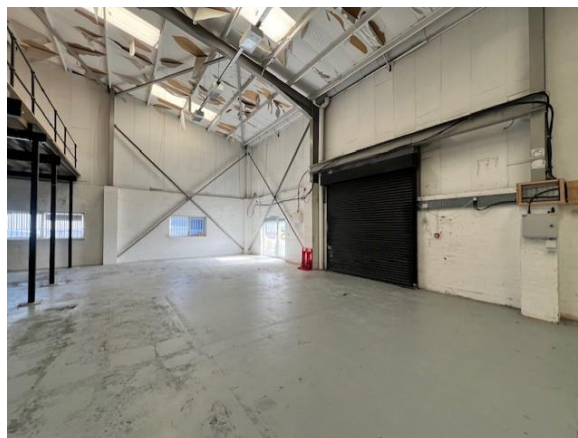
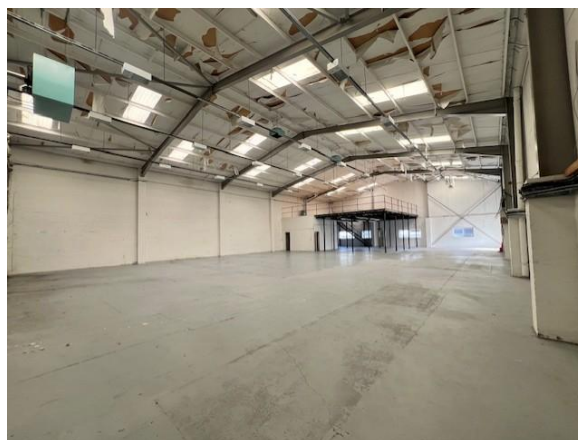
All prices quoted are exclusive of VAT, which may be chargeable.

ANTI-MONEY LAUNDERING:

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing/leasing entity.

PLANNING

The property is within an area allocated for industrial and warehousing purposes. Applicants are advised to make their own enquiries to Birmingham City Council Planning Department (telephone number: 0121 303 1115).





LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

SERVICE CHARGE

A variable service charge is levied for upkeep and maintenance of common areas.

VIEWING

Strictly via the sole agents:

HARRIS LAMB

Contact: Samantha Hubbard
Email: samantha.hubbard@harrislamb.com

Mobile: 07769156814

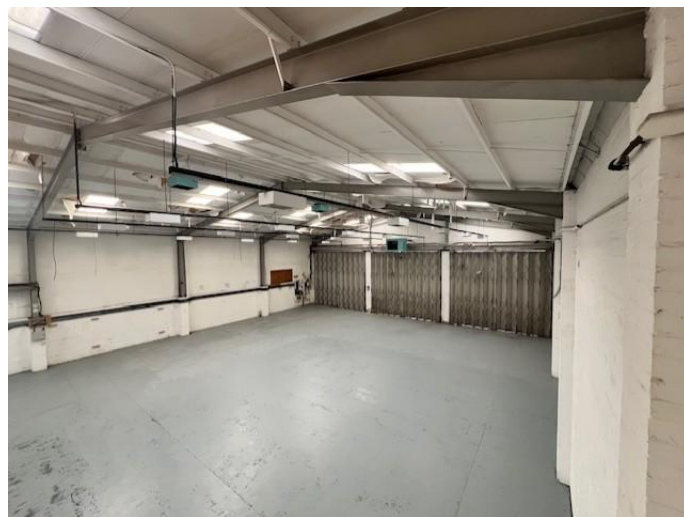
Or

Contact: Thomas Morley
Email: thomas.morley@harris.lamb.com

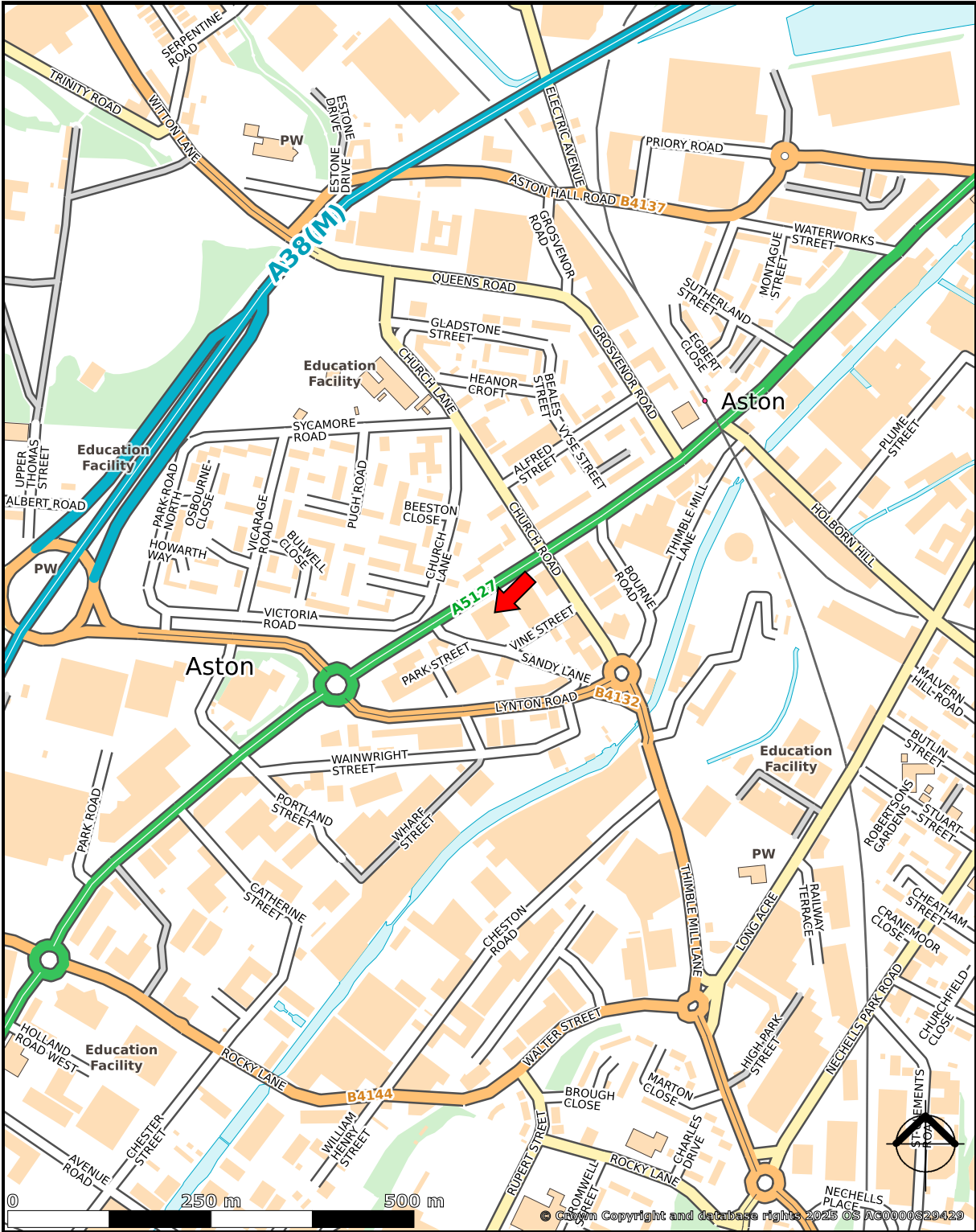
Mobile: 07921974139

Date: March 2025

SUBJECT TO CONTRACT



Unit 5, 171 Lichfield Road, Aston, Birmingham, B6 5SN



created on edozo Plotted Scale - 1:7,500

This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract