



TO LET

INDUSTRIAL/WAREHOUSE PREMISES

**95 ASTON CHURCH ROAD
NECHELLS
BIRMINGHAM
B7 5RQ**



12,550 - 28,504 sq. ft. (1,165 - 2,648 sq. m.)

Approx. Gross Internal Area

Total Site Area approximately 1.02 acres (0.41 hectares)

- 7.75m eaves height
- Secure gated yard

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• **RENT: £100,000 per annum**



Location:

The property is situated on Trevor Street, in Nechells, Birmingham, approximately 3.4 miles from Birmingham City Centre.

Communication links are good with Junctions 5 & 6 of the M6 Motorway in close proximity.

Description:

The property comprises the following specification:

- 3 main bays of steel portal frame construction with profile metal clad elevations and roof.
- Eaves height of 7.75m.
- 3 level access loading doors.
- Office and ancillary accommodation across ground and first floor elevations.
- Additional ancillary storage buildings available.
- Fenced secure yard with its own access point via Trevor Street.
- Yard Depth c27m.



Accommodation:

AREAS	SQM	SQFT
GF office and ancillary	154.67	1,664
FF office and ancillary	124.11	1,335
Warehouse area	887.31	9,551
Ancillary buildings	1,482.22	15,955
Total Gross Internal Floor Area	2,648.11	28,504

Tenure:

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

Quoting Rent:

£100,000 per annum, exclusive.

Services:

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

Business Rates:

Rateable Value (2023): £62,000

EPC:

EPC Rating: **C (55)**

Money Laundering:

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





Legal Costs:

Each party to bear their own legal costs incurred in any transaction.

VAT:

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

Viewing:

Strictly via sole agent:

Harris Lamb
4th Floor
4 Brindley Place
Birmingham
B1 2LG

Tel: 0121 455 9455

Contact: Nick Empson
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Ref: G008105

Date: July 2025

Subject To Contract



