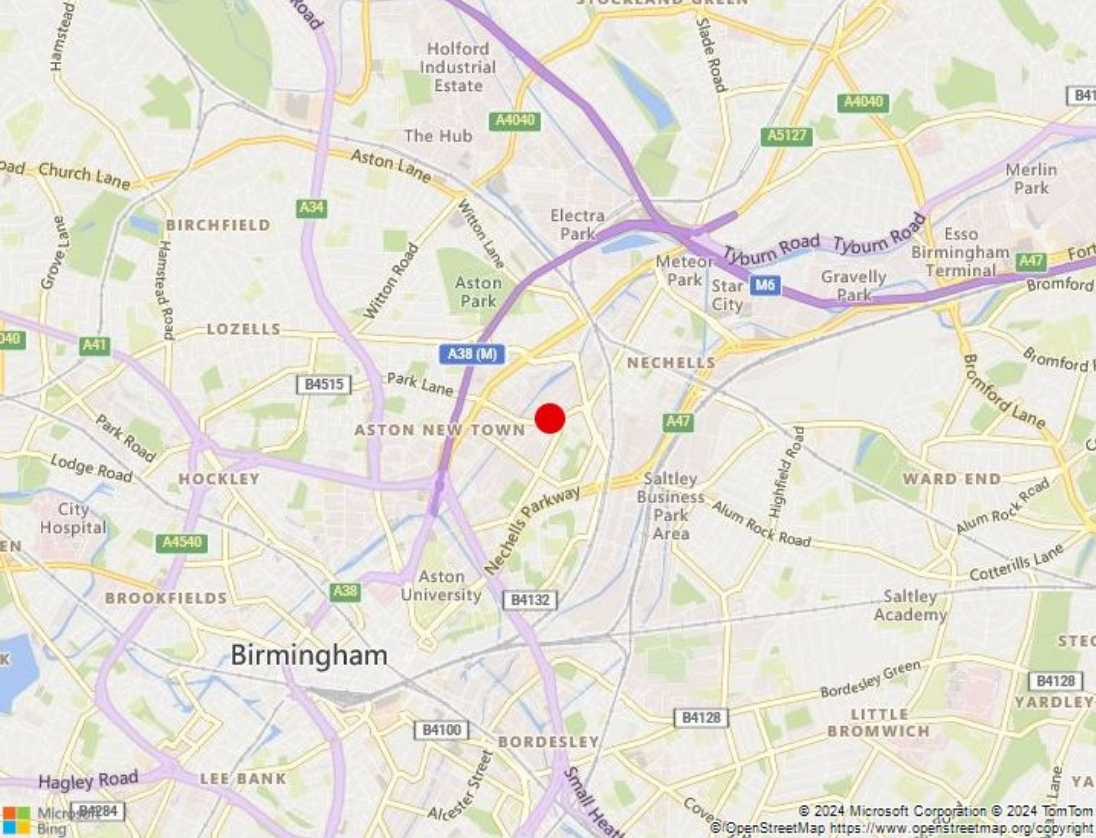


WAREHOUSE PREMISES - TO LET

Unit 14, Maple Business Park, Walter Street, Aston, Birmingham, B7 5ET

7,565 SqFt (702.79 SqM) | On Application





KEY FEATURES

- Recently refurbished detached warehouse
- 23 car parking spaces
- 5.92m minimum working height
- Full electric roller shutters
- Outside the Clean Air Zone
- Within easy driving distance of the M6 motorway

LOCATION

The property is situated within the Maple Business Park in the Aston district of Birmingham and is located off Walter Street (B4144) with nearby access via Lichfield Road (A5127) which provides links to Junction 6 (Spaghetti Junction) of the M6 Motorway, approximately 1 mile distant. The premises are conveniently situated outside of the Birmingham Clean Air Zone.

DESCRIPTION

The subject property consists of a recently refurbished detached warehouse building with a steel portal frame construction, incorporating two storey offices and approximately 23 car parking spaces. The property is located within the popular Maple Business Park in the Aston district of Birmingham.



Area	SqFt	SqM
GF - WAREHOUSE	5,695	529.07
GF - OFFICES	952	88.44
FF - OFFICES	918	85.28
Total Floor Area	7,565	702.79

Unit 14, Maple Business Park, Walter Street, Aston, Birmingham B7 5ET



TERMS

The property is available on the basis of a new Full Repairing and Insuring lease, the terms for which are to be agreed by negotiation.

ASKING RENT

On Application

SERVICE CHARGE

We understand that a Service Charge is payable for the shared cost of maintenance of the estate, further details are available on request.

EPC

Awaiting re-assessment.

BUSINESS RATES

Current Rateable Value - £64,500. Rates Payable £33,024 - 2023/24.

Interested parties are advised to make their own enquiries with the Local Authority (Birmingham) for verification purposes.

MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

LEGAL COSTS

Each party is to be responsible for their own legal costs in relation to this matter.

VAT

All figures are quoted exclusive of VAT.

VIEWING

Strictly by prior appointment, please contact:

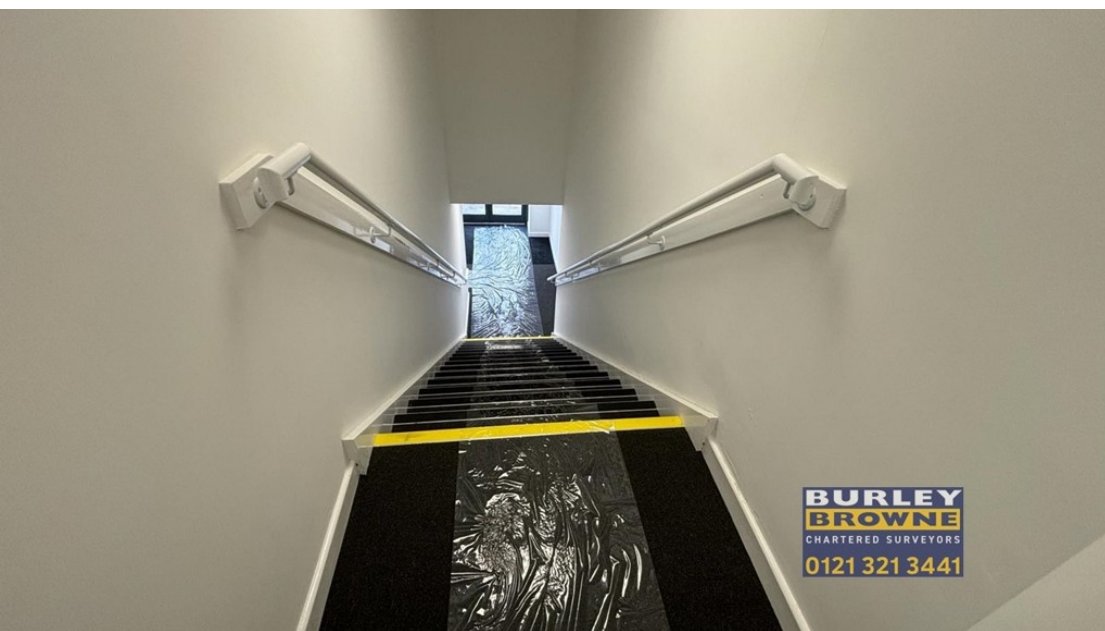


Ben Nicholson MRICS

DDI: 0121 362 1532

Mob: 07889 407650

E: ben.nicholson@burleybrowne.co.uk



0121 321 3441
www.burleybrowne.co.uk



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Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.



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