



**Aston Hall Road, Birmingham**  
**B6 7FE**

- ▶ 18 new industrial/warehouse units
  - ▶ Prominent position fronting main arterial route
  - ▶ 3,859 sq ft
- To Let**

**Last unit available**



[www.urbanexpresspark.co.uk](http://www.urbanexpresspark.co.uk)

**NORTHWOOD**  
URBAN LOGISTICS





Birmingham City Centre

13

A38(M)

Park Circus

Birmingham Wholesale Market

A38(M)

1

Aston

URBAN EXPRESS PARK

Entrance

Aston Hall Road

5

6

7

2

3

4

14

10

15

9

8

16

11

17

Waterlinks Boulevard

12

J5 M6

Cuckoo Road

Lichfield Road A5127

18

Aston Reservoir

A38(M)

A38(M)

M6

J6

# THE SITE

- ▶ Located at the entrance to the Advance Manufacturing Hub and ideally situated to serve the city centre and the Greater Birmingham area
- ▶ 5 minute walk to Aston train station and just 11 miles to Birmingham Airport
- ▶ Immediately adjacent to junction 6 of the M6 providing access into and out of Birmingham
- ▶ Only 9 miles from the M42, 21 miles from the M40 and 35 miles from the M1
- ▶ Situated outside the Birmingham Clean Air Zone
- ▶ The site is located only 5 minutes from Birmingham Wholesale Markets

## Local Occupiers

- |   |                      |    |                 |
|---|----------------------|----|-----------------|
| 1 | Salts Healthcare Ltd | 10 | Johnstones      |
| 2 | Mayflex              | 11 | Motorpoint      |
| 3 | Howdens              | 12 | DHL Parcel UK   |
| 4 | Rexel                | 13 | Royal Mail      |
| 5 | Hydraforce           | 14 | Graham Plumbing |
| 6 | Y International      | 15 | Boels           |
| 7 | IMI Truflo Marine*   | 16 | PTS             |
| 8 | Toolstation          | 17 | East End Foods  |
| 9 | Screwfix             | 18 | Goals           |

\*Under construction



# THE ACCOMMODATION

All areas are approximate on a GEA sq ft basis.

|          |                                                                                                   |          |                                                                                                  |           |                                                                                                   |           |                                                                                                  |
|----------|---------------------------------------------------------------------------------------------------|----------|--------------------------------------------------------------------------------------------------|-----------|---------------------------------------------------------------------------------------------------|-----------|--------------------------------------------------------------------------------------------------|
| <b>1</b> | <b>Ground Floor</b> 2,832<br><b>First Floor</b> 1,059<br><b>Total 3,891</b><br>Car Park Spaces 4  | <b>6</b> | <b>Ground Floor</b> 2,343<br><b>First Floor</b> 1,060<br><b>Total 3,403</b><br>Car Park Spaces 4 | <b>10</b> | <b>Ground Floor</b> 2,815<br><b>First Floor</b> 1,034<br><b>Total 3,849</b><br>Car Park Spaces 4  | <b>15</b> | <b>Ground Floor</b> 5,905<br><b>First Floor</b> 1,691<br><b>Total 7,569</b><br>Car Park Spaces 6 |
| <b>2</b> | <b>Ground Floor</b> 3,650<br><b>First Floor</b> 1,139<br><b>Total 4,789</b><br>Car Park Spaces 4  | <b>7</b> | <b>Ground Floor</b> 2,349<br><b>First Floor</b> 1,065<br><b>Total 3,414</b><br>Car Park Spaces 4 | <b>11</b> | <b>Ground Floor</b> 2,821<br><b>First Floor</b> 1,038<br><b>Total 3,859</b><br>Car Park Spaces 4  | <b>16</b> | <b>Ground Floor</b> 5,925<br><b>First Floor</b> 1,683<br><b>Total 7,608</b><br>Car Park Spaces 5 |
| <b>3</b> | <b>Ground Floor</b> 3,081<br><b>First Floor</b> 963<br><b>Total 4,044</b><br>Car Park Spaces 4    | <b>8</b> | <b>Ground Floor</b> 5,509<br><b>First Floor</b> 1,647<br><b>Total 7,156</b><br>Car Park Spaces 5 | <b>12</b> | <b>Ground Floor</b> 2,814<br><b>First Floor</b> 1,034<br><b>Total 3,848</b><br>Car Park Spaces 4  | <b>17</b> | <b>Ground Floor</b> 6,072<br><b>First Floor</b> 1,750<br><b>Total 7,822</b><br>Car Park Spaces 6 |
| <b>4</b> | <b>Ground Floor</b> 2,970<br><b>First Floor</b> 921<br><b>Total 3,891*</b><br>Car Park Spaces 4   | <b>9</b> | <b>Ground Floor</b> 2,579<br><b>First Floor</b> 949<br><b>Total 3,528</b><br>Car Park Spaces 4   | <b>13</b> | <b>Ground Floor</b> 3,832<br><b>First Floor</b> 1,407<br><b>Total 5,239</b><br>Car Park Spaces 4  | <b>18</b> | <b>Ground Floor</b> 7,021<br><b>First Floor</b> 1,746<br><b>Total 8,767</b><br>Car Park Spaces 4 |
| <b>5</b> | <b>Ground Floor</b> 2,412<br><b>First Floor</b> 1,011<br><b>Total 3,423*</b><br>Car Park Spaces 3 |          |                                                                                                  | <b>14</b> | <b>Ground Floor</b> 7,928<br><b>First Floor</b> 2,269<br><b>Total 10,197</b><br>Car Park Spaces 6 |           |                                                                                                  |

\*Units 4 & 5 combined - 7,314 sq ft



#### VAT

All figures within these terms are exclusive of VAT where applicable.

#### Service Charge

There is an estate service charge for the upkeep and maintenance of the communal areas and further details are available on request.

#### Utilities

Gas, electric and water.

#### Legal Costs

All parties are responsible for their own legal costs.

#### Anti-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.



# UNIT 11

3,859 sq ft

## General Specification

Flexible industrial/warehouse unit with fully fitted first floor office available for occupation now.



8.5m clear  
internal height



37.5kN sq m  
floor loading



Electric  
loading doors



CCTV managed  
and monitored



Fitted first floor  
offices



Landscaped  
environment



24/7  
site access

## Planning Use

E(g) (formerly B1), B2 and B8 (industrial and warehouse) uses.

## Terms

The units are available to let on a leasehold basis.





# GREEN CREDENTIALS

The scheme will ensure a decrease in CO2 emissions over 2013 Buildings Regulations. As a result, occupation costs to the end user will be reduced.

The green initiatives include:



Low air permeability design



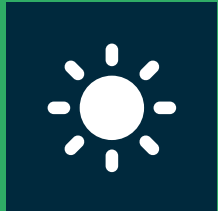
Electric vehicle charging points



Photovoltaic panels on units 2, 3 & 4



Reduced CO2 emissions



15% warehouse roof lights increasing natural lighting



High performance insulated cladding and roof materials



Secure cycle parking



Excellent public transport links



## CLEAN AIR ZONE

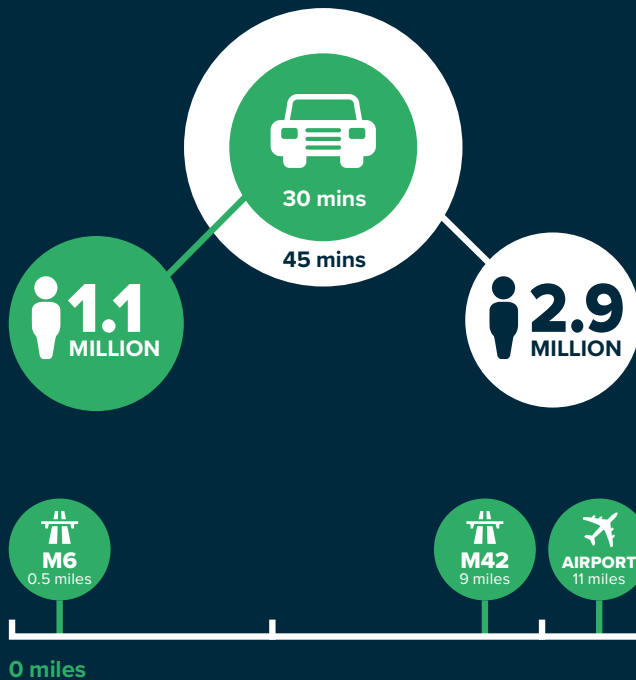
<https://www.brumbreathes.co.uk/>

Occupiers located outside the CAZ will benefit from limited additional transport costs (associated with the CAZ charges of £50 a day per HGV) compared to those companies located within the CAZ.

# BIRMINGHAM

At the heart of the UK, Birmingham is the second largest city region and part of the West Midlands. Birmingham is home to world-class businesses, major R&D facilities, innovative entrepreneurs, renowned universities and one of the youngest populations in Europe. It is a dynamic, thriving and business-focused city, being well connected and with a highly skilled talent pool.

## DEMOGRAPHICS



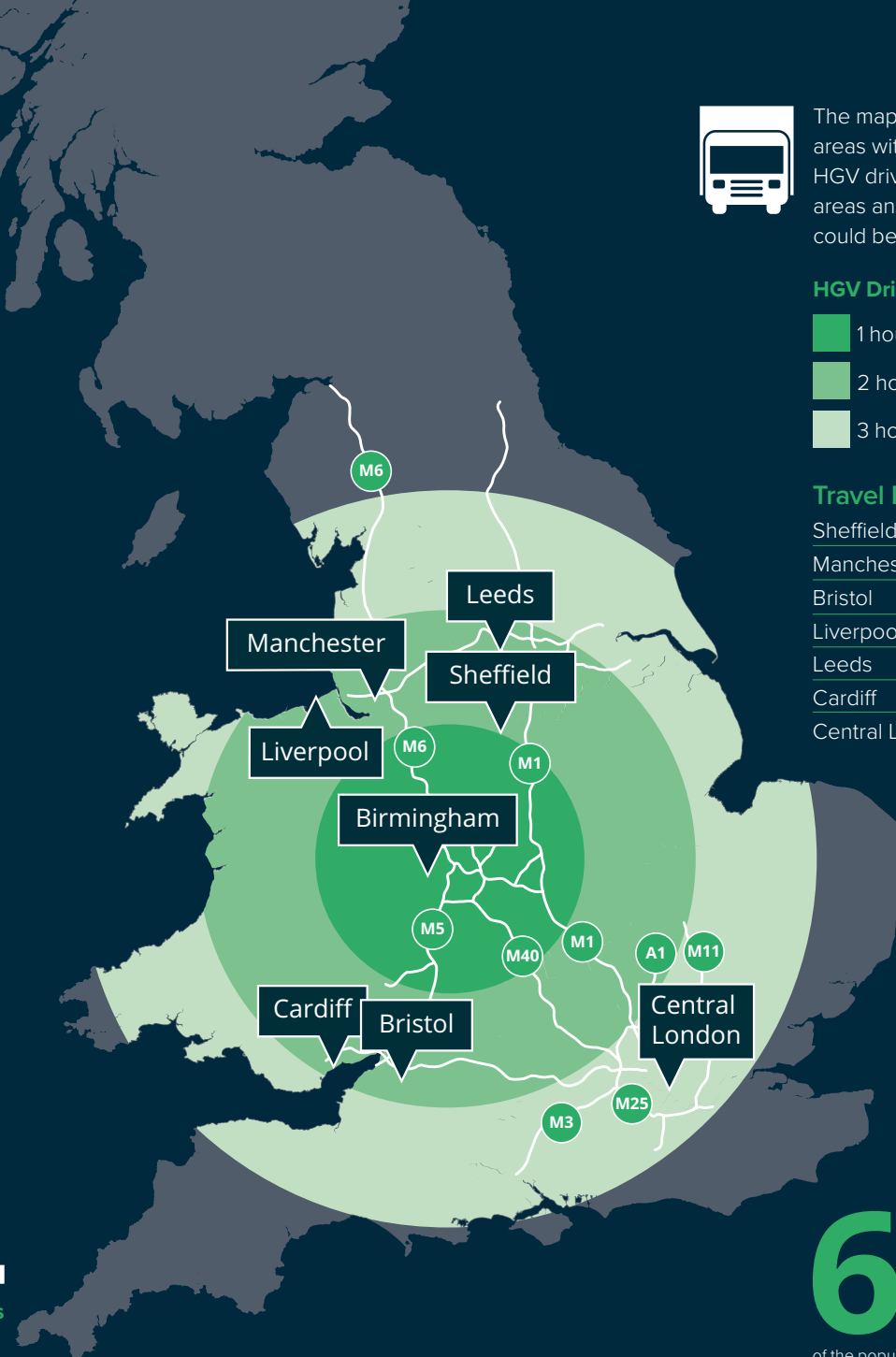
The map shows catchment areas within 1, 2, and 3 hour HGV drive times to show the areas and populations that could be serviced from this site.

### HGV Drive Times



### Travel Distance

|                |           |
|----------------|-----------|
| Sheffield      | 85 miles  |
| Manchester     | 86 miles  |
| Bristol        | 88 miles  |
| Liverpool      | 98 miles  |
| Leeds          | 118 miles |
| Cardiff        | 109 miles |
| Central London | 127 miles |



**64%**  
of the population\* in Birmingham  
are of working age

1.14 million people\* live within Birmingham City, 2.9 million people\*\* live within the urban area and 4.3 million\*\* live within the metropolitan area.  
\* birmingham.gov.uk \*\*[https://www.espon.eu/sites/default/files/attachments/fr-14.3\\_April2007\\_final.pdf#page=119](https://www.espon.eu/sites/default/files/attachments/fr-14.3_April2007_final.pdf#page=119)

# TRAVEL DISTANCES

Urban Express Park, Aston Hall Road, Birmingham, B6 7FE

## Road

|                        |           |
|------------------------|-----------|
| M6 (J6)                | 0.5 miles |
| Birmingham City Centre | 2 miles   |
| M42                    | 9 miles   |
| M40                    | 21 miles  |
| M1                     | 35 miles  |

## Rail

|                       |           |
|-----------------------|-----------|
| Aston Rail Station    | 0.4 miles |
| To Birmingham Moor St | 8 mins    |
| To Birmingham New St  | 9 mins    |

## Airport

|                    |          |
|--------------------|----------|
| Birmingham Airport | 11 miles |
|--------------------|----------|



More information available through the joint marketing agents:

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Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted. June 2026.