



MODERN INDUSTRIAL/TRADE UNIT - TO LET

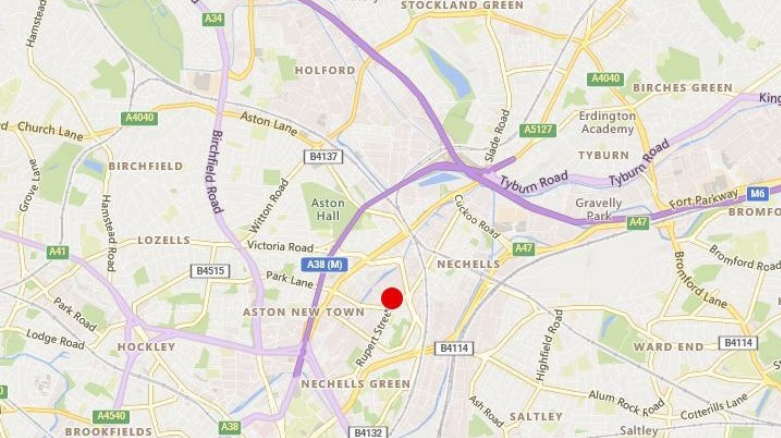
Unit 1, Maple Business Park, Walter Street, Aston, Birmingham, West Midlands, B7 5ET



2,641 SqFt (245.35 SqM) | £31,750 per annum exclusive

Key Features

- Warehouse unit available on a new lease
- Within easy driving distance on M6 Motorway
- On site parking with loading
- Prominently situated on popular Maple Business Park
- Outside the clean air zone



LOCATION

The property is situated within the Maple Business Park in the Aston district of Birmingham and situated off Walter Street which has nearby access with Lichfield Road (A5127) which in turn provides direct access with junction 6 (Spaghetti Junction off the M6 motorway) 1 mile distance. The premises are conveniently situated outside of the Birmingham Clean Air Zone and with nearby motorway access, this in turn provides links with the M5 and M42 motorways and regional motorway networks.

DESCRIPTION

The property comprises a modern industrial/trade unit situated on a modern business park within the Aston district of Birmingham. Each building provides steel portal frame construction, painted concrete floor predominantly open plan warehouse accommodation together with office and first floor leading onto mezzanine. The units benefit from a minimum eaves working height of 5.15m, suspended strip lighting, and incorporates electrical operated roller shutter loading door to the front elevation. Office on ground + first floor together with a mezzanine, and the unit benefits from external demise parking and loading areas to the front elevation.

Area	SqFt	SqM
Warehouse	1,776	164.99
GF Office	432	40.13
FF Office	432	40.13
Total Floor Area	2,641	245.35

TERMS

The premises are available by way of full repairing and insuring lease for a term of years to be agreed.

ASKING RENT

£31,750 per annum exclusive

SERVICE CHARGE

A service charge is applicable for the shared cost of maintenance of the estate, further details available on request.

BUSINESS RATES

Rateable Value - £19,250.

Please note that the Rateable Value will rise to £24,000 from 1 April 2026.

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

EPC

Energy Performance Rating D-77. Certificate available on request.

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 bear their own costs in relation to this matter.

VAT

All figures quoted are exclusive of VAT which we understand will be payable in this instance, solicitors to confirm.

VIEWING

Strictly by prior appointment, please contact:

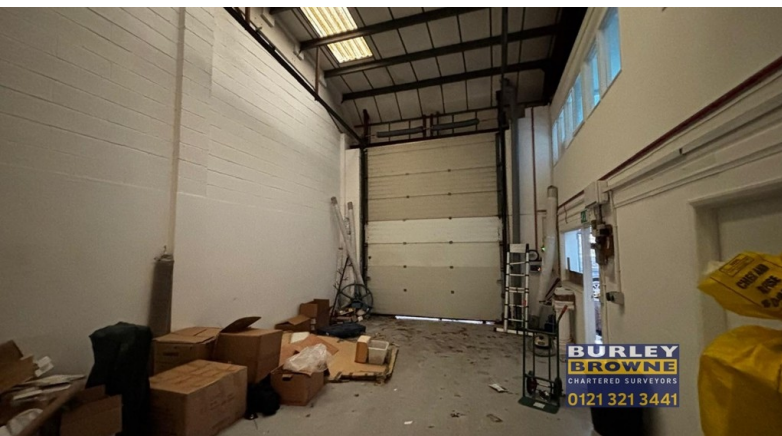


Ben Nicholson MRICS
 DDI: 0121 362 1532
 Mob: 07889 407650
 E: ben.nicholson@burleybrowne.co.uk

Or alternatively via joint agents Harris Lamb

Ashley Brown
 DDI: 0121 410 2065
 Mob: 07887 503851
 E: ashley.brown@harrislamb.com

Unit 1, Maple Business Park, Walter Street, Aston, Birmingham, West Midlands B7 5ET



0121 321 3441
www.burleybrowne.co.uk



Burley Browne gives notice that, (i) these particulars are intended as a general outline only for the guidance of prospective purchasers or lessees and do not constitute any part of any offer or contract, (ii) the accuracy of any description and or dimensions necessary for use and occupation cannot be guaranteed and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise; (iii) no employee of the agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) the agents will not be liable in negligence or otherwise for any loss arising from use of these particulars.

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