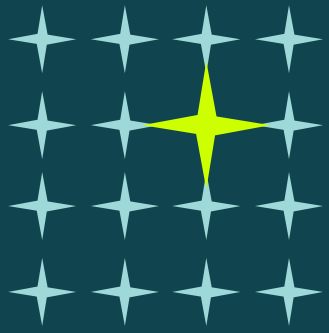




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UNIT 2, STARGATE BUSINESS PARK, CUCKOO ROAD, ASTON, BIRMINGHAM B7 5SE



UNDER REFURBISHMENT

TO LET
37,710 sq ft

- 8M EAVES
- SELF CONTAINED 28M YARD
- ADJACENT TO J6, M6 MOTORWAY
- 3 MILES FROM BIRMINGHAM CITY CENTRE
- OUTSIDE THE CLEAN AIR ZONE

DETACHED, MODERN INDUSTRIAL/ WAREHOUSE PREMISES WITH YARD & PARKING

LOCATION

The property is situated on Stargate Business Park, located on Argyle Street off Cuckoo Road in the Aston area of Birmingham. Birmingham City Centre lies approximately 3 miles to the south accessed from Argyle Street and Cuckoo Road via the A5127 Lichfield Road, which provides direct access to Junction 6 of the M6.

DISTANCES

M6 Junction 6 (Spaghetti Junction)	1 mile
Birmingham City Centre	3 miles
Birmingham New Street Station	4 miles
M5 (Junction 1)	9 miles
Birmingham International Airport	10 miles
Coventry	20 miles

Source: Google Maps



DESCRIPTION

The building is undergoing a full refurbishment and will provide:



8m to underside of haunch



3 level access doors



28m loading yard



61 designated car parking spaces plus communal parking



2no. twin EV Chargers



Solar PV panels

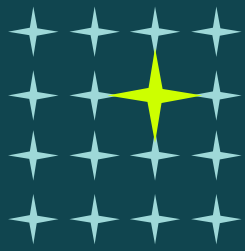


Fully refurbished two storey offices with LED lighting and new VRF heat recovery system.



Secure self contained yard





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ACCOMMODATION

AREA	SQ M	SQ FT
Warehouse	2,996	32,250
GF Offices	254	2,730
FF Offices	254	2,730
Gross Internal Area	3,504	37,710

AVAILABILITY / TENURE

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

QUOTING RENT

On application via the agents.

BUSINESS RATES

Upon application.

EPC

Target EPC Rating post refurbishment 'A'.

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.

SERVICE CHARGE

A service charge is levied for the maintenance of common areas and estate security. Further details available from the agents.

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 property. Before a business relationship can be formed, we will request proof of identification for the purchasing entity.

VIEWING

Strictly via the joint agents:



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DISCLAIMER: The Agents for themselves and for the vendors or lessors of the property whose agents they are give notice that, (i) these particulars are given without responsibility of The Agents or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained herein 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 as to the accuracy of each of them; (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) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) The Agents will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. 10/25