

7 Sandy Lane | Aston

| Birmingham | B6 5TP |

Lambert
Smith
Hampton

Key features

- ✓ Located in a strong established industrial location
- ✓ Self-contained, secure site
- ✓ Large yard
- ✓ Located outside of the clean air zone

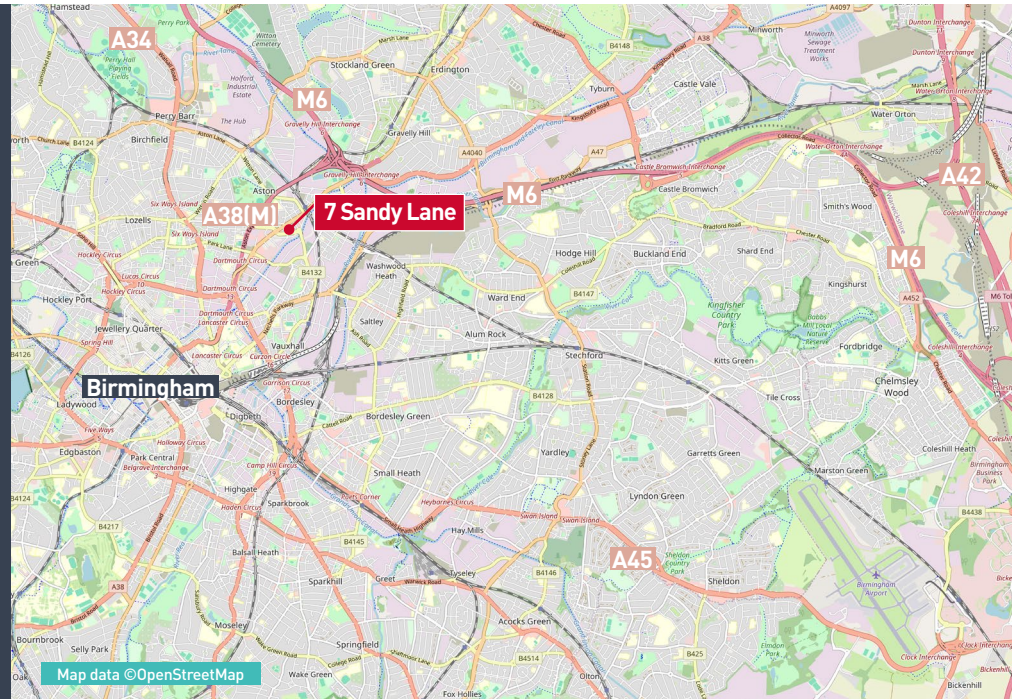


To Let – Industrial / Warehouse Premises and Yard

SIZE – 16,482 sq ft (1,531.18 sq m)

Description

- ✓ The property comprises a detached, self-contained industrial unit. It is of steel portal frame construction with part block/part panel elevations surmounted by a profile metal clad roof with inset translucent roof lights.
- ✓ Internally, the unit benefits from a clear eaves height of approximately 4.0m, concrete floors, LED lighting and two loading doors providing access to the yard. The ground floor benefits from trade counter fit out to the front of the unit and is accessible via one of the roller shutters. The unit also provides first floor office accommodation with w/c and kitchenette.
- ✓ The property is situated on a secure, fenced site with gated access from Sandy Lane. The yard is accessed at the property's eastern elevation and provides direct access to the two loading doors, it extends to the northern elevation which provides access to the office accommodation and to the southern elevation which provides a large storage/service yard.



Location

Aston is a strong industrial location positioned north of Birmingham city centre in the West Midlands. The property benefits from excellent road connectivity with the A38(M), A4540 and M6 all accessible within 2 miles. The property is located approximately 22 miles north west of Coventry, 39 miles south west of Derby and 43 miles south west of Leicester.

The property is situated on Sandy Lane within an industrial area of Aston. Local occupiers include, Hertz Car Hire, Berrys Technologies Greenhouse DAF, Johnston's Decorating and Screwfix. The property is positioned approximately 2 miles north of Birmingham city centre, providing convenient access to a wide range of amenity.

The property benefits from superb connectivity with easy access to Birmingham City Centre and Junction 6 of the M6 motorway within 2 miles via the A38(M). Several bus stops are located along the A5127 / Lichfield Road providing regular access to Birmingham city centre. Aston train station is located within 0.3 miles of the subject and provides regular services to Walsall, Bromsgrove, Lichfield Trent Valley, Four Oaks, Wolverhampton and Redditch.







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Accommodation

The property comprises the following approximate Gross Internal Areas:

	Sq m	Sq ft
Warehouse	1,411.33	15,192
Ground Floor Ancillary	59.27	638
First Floor Offices	60.58	652
Total Gross Internal Area	1,531.18	16,482

EPC

The property has an EPC of **C (64)**.

Tenure

The property is available as a whole, by way of an assignment of the existing lease expiring April 2029. Alternatively, consideration will be given to granting a sublease for the remainder of the term. A new lease may be available on commercial lease terms. Please contact the sole agents for further information.

Rent

Available on request.

Business Rates

The property has a Rateable Value of **£122,000**, effective from 1 April 2026.

Viewing and Further Information

Strictly via the sole agents:

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VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

Services

We understand that the property is connected to all mains services.

Legal costs

Each party is to bear their own legal costs.