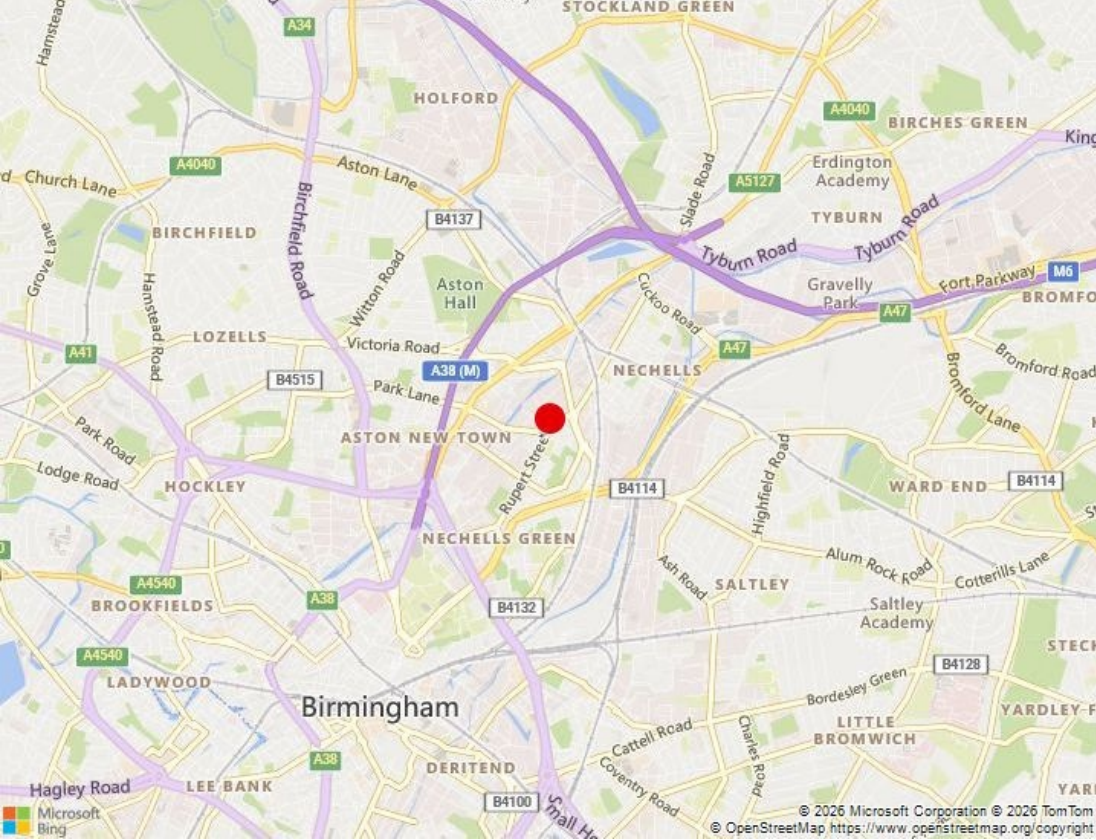


# MODERN INDUSTRIAL/TRADE UNIT - TO LET

Unit 7 - 8 , Maple Business Park, Walter Street, Aston, Birmingham, West Midlands, B7 5ET

6,909 SqFt (641.85 SqM) | £76,000 per annum exclusive





## KEY FEATURES

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

## 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 office. The units benefit from a minimum eaves working height of 5.31m, suspended strip lighting, pitched roof and incorporates electrical operated roller shutter loading door to the front elevation. Unit 8 has a ground floor office with kitchenette and W.C, together with a first floor office. There is external parking and loading areas to the front elevation.



Area	SqFt	SqM
Ground Floor	6,642	617.04
GIA for Unit 8	266	24.71
<b>Total Floor Area</b>	<b>6,909</b>	<b>641.85</b>

**Unit 7 - 8 , Maple Business Park, Walter Street, Aston, Birmingham, West Midlands B7 5ET**



## TERMS

The premises are available on the basis of a new full repairing and insuring lease, terms of which are to be agreed on negotiation.

## ASKING RENT

£76,000 per annum exclusive

## SERVICE CHARGE

We understand that a service charge is applicable for the shared cost of maintenance of the estate, further details available on request.

## EPC

Energy Performance Rating D-92. Certificate available on request.

## BUSINESS RATES

Rateable Value - £38,750.

Please note that the Rateable Value will rise to £49,750 from 1 April 2026.

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 will be responsible for their own legal costs incurred in the transaction.

## 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:



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DDI: 0121 362 1532  
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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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