

TO LET

Storage/Business Space
From 4,000 to 12,251 Sq Ft



First Floor, Aston House,
Upper Trinity Street, Digbeth, B9 4EG



FIRST FLOOR, ASTON HOUSE, UPPER TRINITY STREET, DIGBETH



**First Floor, Aston House, Upper Trinity Street,
Digbeth, Birmingham, B9 4EG**



Cost effective, short term business space.

- Located in Birmingham's creative quarter
- Flexible tenancy arrangements
- Variety of accommodation available



Mike Price 07909 596 051



mike.price@fishergerman.co.uk



Luke Dodge 07774 149 864



luke.dodge@fishergerman.co.uk



fishergerman.co.uk



Cost effective, short term business space

Location

The property is situated on Upper Trinity Street in the Digbeth area of Birmingham. The property is situated close to the Middle Ring Road and Digbeth High Street/Deritend (the B4100). As such, access into Birmingham city centre is swift, being approximately half a mile away, whereas the A38M Aston Expressway is approximately 1.5 miles to the north.

Description

The property provides the upper storeys of a former manufacturing facility. The premises has been sub divided to provide business space for occupiers, including Mutt Motorcycles (sales/manufacturing/cafe), Pirate Studios (music studios) and photographic studio.

The accommodation benefits from concrete floor, fluorescent strip lighting, steel clad roof incorporating roof lights, with heating and lighting.

Office accommodation is available and can be combined or sub divided from the main business space.

Accommodation

Description	Sq M	Sq Ft
Offices	134.9	1,452
Main Business Space	825.8	8,889
Secondary Stores	114.2	1,229
Offices & WC's	63.3	681
Total	1,138.2	12,251

Accommodation available from 4,000 sq ft.

Rent

Upon application.

Tenure

The property is available short term by way of leases excluded from the Security of Tenure Provisions of the Landlord & Tenant Act 1954.

Services

We understand that all mains services are available to the accommodation. Full details upon application.

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

EPC

Pending.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

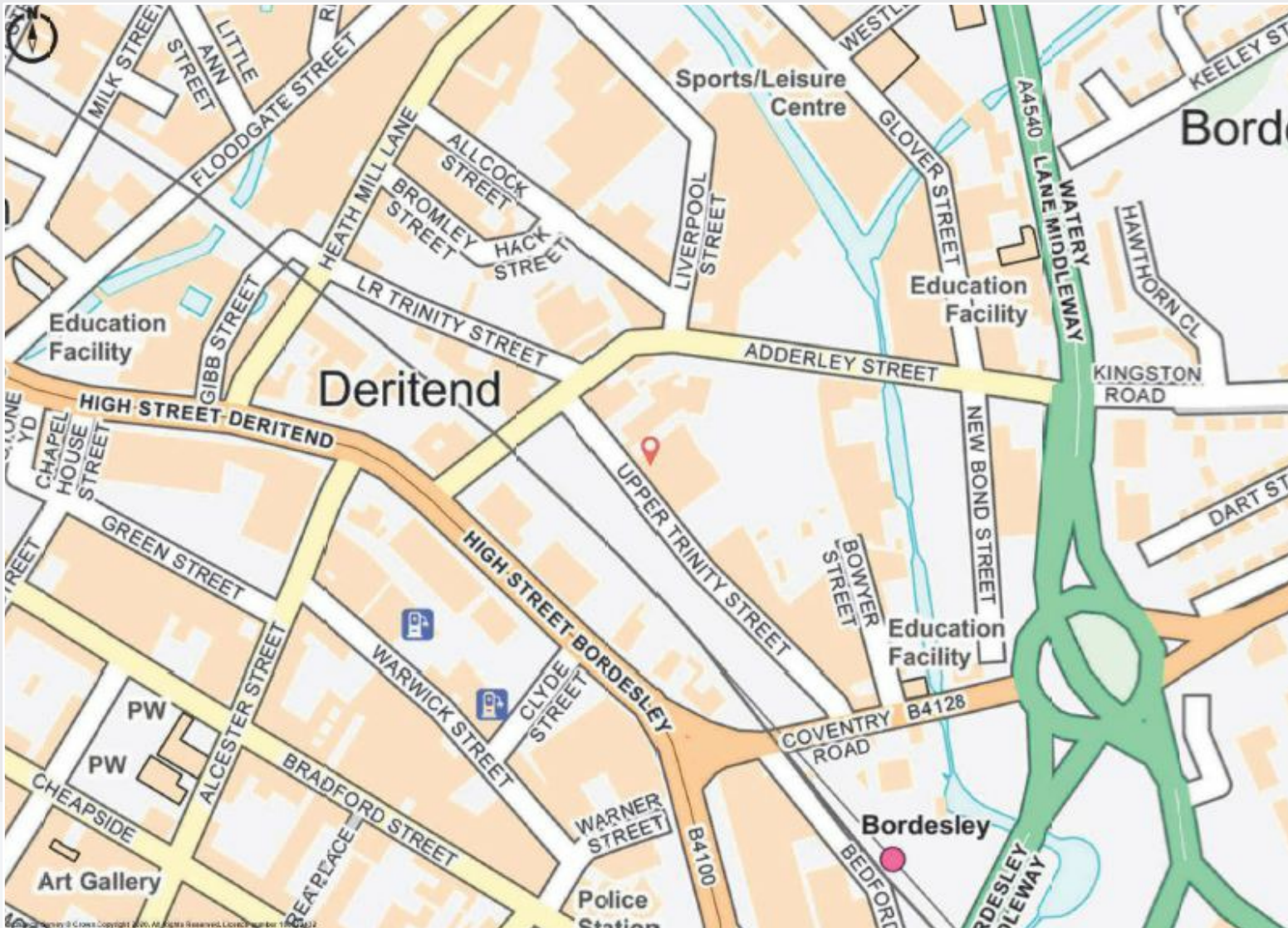
Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

Strictly by prior arrangement with the agent.



FIRST FLOOR, ASTON HOUSE, UPPER TRINITY STREET, DIGBETH



Licence Number - 100022432 - Not to Scale

Approximate Travel Distances

Locations

- Digbeth 0.8 miles
- Birmingham city centre 1.5 miles
- Junction 6 of M6 3.3 miles

Sat Nav Post Code

- B9 4EG

Nearest station

- Bordesley 0.2 miles

Nearest Airports

- Birmingham Int 8.4 miles



Please Note
 Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars dated February 2020. Photographs dated February 2020.

