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# Unit B2, Miller Street, Aston, Birmingham, B6 4NF



# TO LET

High Bay Warehouse Close to J6 of the M6 Motorway Gross Internal Area: 13,750 ft<sup>2</sup> (1,277.41 m<sup>2</sup>)

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# Location

The property is situated along Miller Street at its junction with the (A4540) Newtown Middleway (inner ring road).

The location provides direct access to the A38 (M) which adjoins the M6 at Junction 6 Spaghetti Junction, some 2.2 miles North.

#### Description

The premises comprises of a high bay industrial warehouse of steel frame construction with brick and steel-clad elevations.

The property benefits from two large, electric roller shutters, concrete flooring, three phase electricity, high bay low energy lighting and generous working height. (minimum eaves over 22ft)

The property has the benefit of portacabin offices offering WC and kitchen facilities.

#### Accommodation

GIA 13,750 ft<sup>2</sup> (1,277.41 m<sup>2</sup>) approximately.

#### Rental / Terms

The property is available on a new lease, with length to be agreed at a quoting rental of £50,000 per annum.

# Availability

The property is available immediately, subject to the completion of legal formalities.

All prices quoted are exclusive of VAT which may be payable on the rental.

# Legal Costs

Both parties are the bear their own legal and surveyor's costs incurred during the transaction.

#### Planning / Usage

We have been advised that the property can be used under Use Class B1 (Light Industrial) and B2 (General Industrial).

**Energy Performance Certificate** 

Available on request from the agent.

# Services

We understand that all mains services are available on or adjacent to the property.

The agents have not tested any of the service installations and prospective tenants are advised to make their own enquiries as to the suitability of these installations.

#### Viewings

Via the agent Siddall Jones on 0121 638 0500.



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.