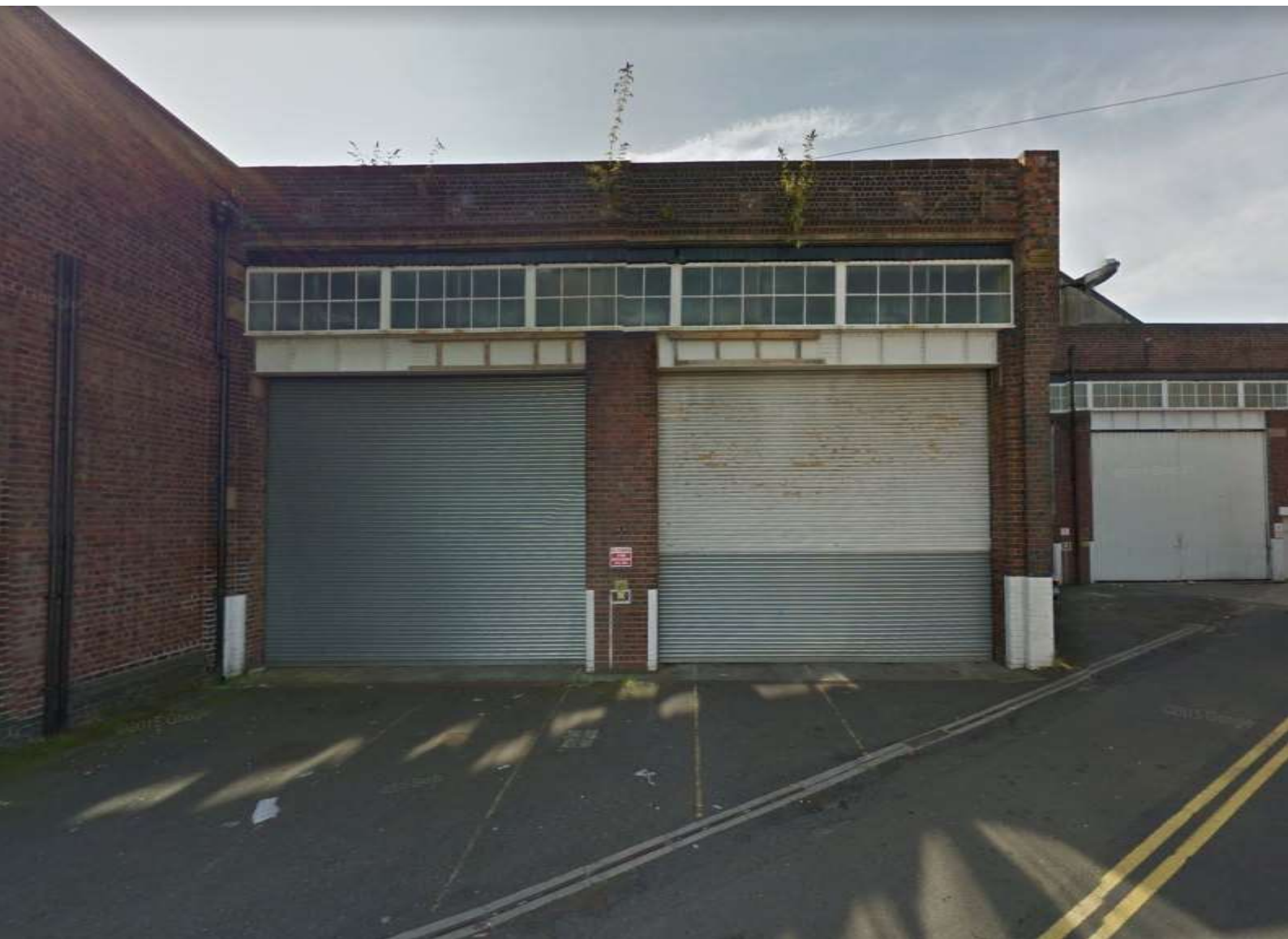


Unit B2, Miller Street, Aston, Birmingham, B6 4NF



**TO LET**

High Bay Warehouse Close to J6 of the M6 Motorway

Net Internal Area: 12,600 ft<sup>2</sup> (1,170.58 m<sup>2</sup>)

### 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 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 12,600 ft<sup>2</sup> (1,170.58 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.

### VAT

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

### Legal Costs

Both parties are to 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.**

