

32-34 Plume Street, Aston, Birmingham, B6 7RT



TO LET/MAY SELL

Industrial Warehouse Premises

Gross Internal Area: 20,879 ft² (1,939.70 m²) approx

Location

The property is situated along Plume Street in the Aston area of Birmingham.

Communication links are excellent with J6 of the M6 motorway (Spaghetti Junction) being situated approximately ½ mile north via Long Acre, Cuckoo Road and Lichfield Road.

The area is adjacent to the (A47) Heartlands Parkway providing dual carriageway link between Birmingham City Centre and Junction 5 of the M6 Motorway.

Birmingham City Centre is located approximately 2 miles south west.

The immediate area is well served by public transport with regular bus services and being only a short distance from Aston train station.

Description

The property comprises an industrial warehouse with first floor offices being set back behind a forecourt yard and abutting a canal.

The property is accessed from Plume Street and leads into a concreted yard. A high bay unit directly in front provides covered loading/storage accommodation being of steel portal frame construction with concrete floor and loading door.

This leads onto an additional covered loading area which could be converted to provide self-contained accommodation, subject to planning.

The warehouse is of steel frame construction surmounted by a steel-clad roof. The accommodation benefits from sodium lighting, concrete floor, two roller shutter loading doors, three phase power, WC, kitchen facilities and a minimum working height of 14ft 2" rising to 16ft 10".

Office accommodation is at first floor level and comprises a mix of open plan and cellular space with WC and kitchenette facilities.

The offices benefit from carpet flooring, suspended ceiling with inset LED lighting, emulsion coated walls and perimeter trunking.

Externally the premises benefit from both a front concreted yard providing excellent loading/unloading as well as valuable car parking.

Accommodation

Warehouse	13,500 ft2	1254.18 m2
Covered Yard	7,379 ft2	685.52 m2
Total (GIA)	20,879 ft2	1,939.70 m2

Rental / Terms

The property is available on a new lease with length to be agreed at £45,000 per annum exclusive.

Alternatively, consideration will be given to a sale of the freehold interest.

Legal Costs

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

Planning

We understand that the property has planning under use classes B1c (Light Industrial), B2 (General Industrial) and B8 (Storage or Distribution).

Availability

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

Viewings

Strictly via the sole agent Siddall Jones:
0121 638 0500

