



TO LET

Miller Street

Aston, Birmingham, B6 4JS

12,200 SQ FT

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

- Internally Refurbished
- Close Proximity to A38 (M)
- Min Eaves 22ft 7"
- Excellent Loading Access
- 3 Phase Power

Location

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

This prime West Midlands location provides direct access to the A38(M) which adjoins the M6 at Junction 6 Spaghetti Junction, some 2.2 miles distant to the north.

The property is also well served by the Snow Hill railway station located just 1.5 miles distant and Birmingham International Airport 7 miles distant.

Description

The premises comprise a recently refurbished high bay industrial warehouse of steel frame constructions with brick and clad elevations.

The warehouse benefits from two electric roller shutters fronting Miller Street, concrete flooring, high bay low energy lighting and a minimum eaves height of 22ft 7".

The premises also benefit from integral offices and WC and welfare facilities along with allocated car parking.

Accommodation

Total (GIA) 12,200 sq. ft.

Rental

The property is available to let on a new lease of length to be agreed at £30,500 per annum exclusive.

Mains Services

The property has the benefit of all mains gas, water, drainage and electricity along with a private sub-station.

Energy Performance Certificate

Available upon request from the agent



Planning

We have been verbally advised by Birmingham City Council Planning Department that the property can be used under Use Class B1 (light industrial) and B8 (Storage or Distribution). The property may be suitable for alternative uses subject to obtaining the appropriate planning permission.

Legal Costs

The landlord offers a free easy to understand lease agreement for immediate access.

Availability

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

Viewings

Strictly via the agents:

Siddall Jones - 0121 368 0500

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

6th Floor, The Big Peg, Vyse Street, Birmingham B18 6NF

PROPERTY MISDESCRIPTION ACT 1991 / MISREPRESENTATION ACT 1967
These particulars are believed to be correct but their accuracy cannot be guaranteed and they are expressly excluded from any contract.