

Unit B1

1 Miller Street, Birmingham, B6 4NF

SHEPHERD
COMMERCIAL



TO LET

11,000 SQ FT
(1,021.93 SQ M)

£78,000 PER ANNUM

An 11,000sqft light industrial unit in the heart of Birmingham, outside the Clean Air Zone

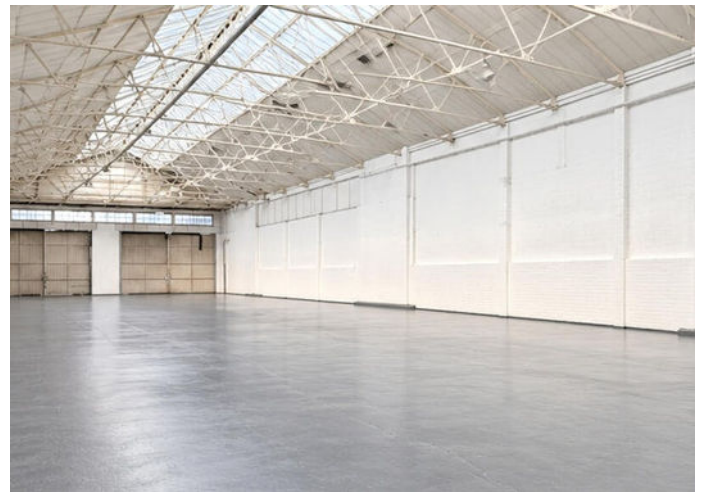
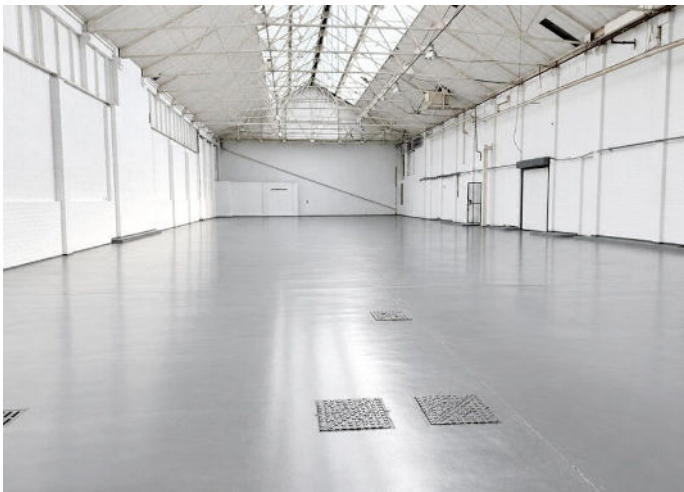
- New Epoxy Flooring
- Forecourt Parking
- City Centre Location (Outside Clean Air Zone)
- Double Shutter
- Immediate Access to Aston Expressway

01564 778890
www.shepcom.com

Unit B1

1 Miller Street, Birmingham, B6 4NF

**SHEPHERD
COMMERCIAL**



Summary

Available Size	11,000 sq ft / 1,021.93 sq m
Rent	£78,000 per annum
Service Charge	A contribution is payable in respect of maintenance and management of estate communal areas.
Car Parking	Forecourt Parking
EPC	E

Description

Unit B1 is a rare city-fringe high bay warehouse offering clear, uninterrupted floorspace beneath approximately 9m eaves; the kind of volume seldom found this close to Birmingham City Centre. The open-plan format gives occupiers complete flexibility for racking, bulk storage or production layouts. The unit is of steel portal-frame construction with part-brick and profile steel-clad elevations. The unit provides excellent loading access for HGVs and articulated vehicles. Internally, the accommodation includes an office, WC facilities, LED lighting throughout and a three-phase electrical supply, together with on-site parking. The clear-span, open-plan warehouse extends to approximately 11,000 sq ft; ideally suited to warehousing, distribution, trade and light industrial occupiers, with the height to support highlevel racking throughout.

Location

Express Business Park occupies a prominent position on Miller Street in Aston, little more than a mile north of Birmingham City Centre.

The estate sits immediately alongside the A38(M) Aston Expressway, giving swift access to Junction 6 of the M6 and onward connections to the M5, M42 and the wider Midlands motorway network—a genuinely strategic position for urban lastmile and regional distribution alike. Crucially, the estate lies outside Birmingham's Clean Air Zone.

Viewings

Strictly by appointment with Shepherd Commercial or PropertyLink

Terms

The property is to be offered on a new formal lease subject to three months deposit for a minimum sum of three years.



Kaine Arkinson

01564 778 890 | 07487 521802
kaine@shepcom.com



Charlie Boswell

01564 778 890 | 07913 142 038
charlie@shepcom.com



