

Industrial

176 | Argyle Business Centre

📍 Argyle Street, Aston, Birmingham, B7 5TE

176 | 1,258 sq ft

Modern industrial warehouse to let in a prominent Aston location

The property comprises a warehouse of steel portal frame construction with painted concrete floor, metal clad roof and translucent roof lights. The unit benefits from fluorescent strip lighting and a ground level loading door and has a sloping eaves height from 3.25m to 4.87m. Internally the unit includes a small office which is carpeted, and a single w/c facility.

Lease Type

New



✓ Unit Summary

- 3 Phase
- Integral Office Content
- Dedicated Parking
- Electric Roller Shutter
- Internal Repairing Only Lease

£ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£10,693.00	£8.50
Rates	£6,048.00	£4.81
Maintenance Charge	£1,509.60	£1.20
Insurance	£118.00	£0.09
Total Cost	£18,250.60	£14.51

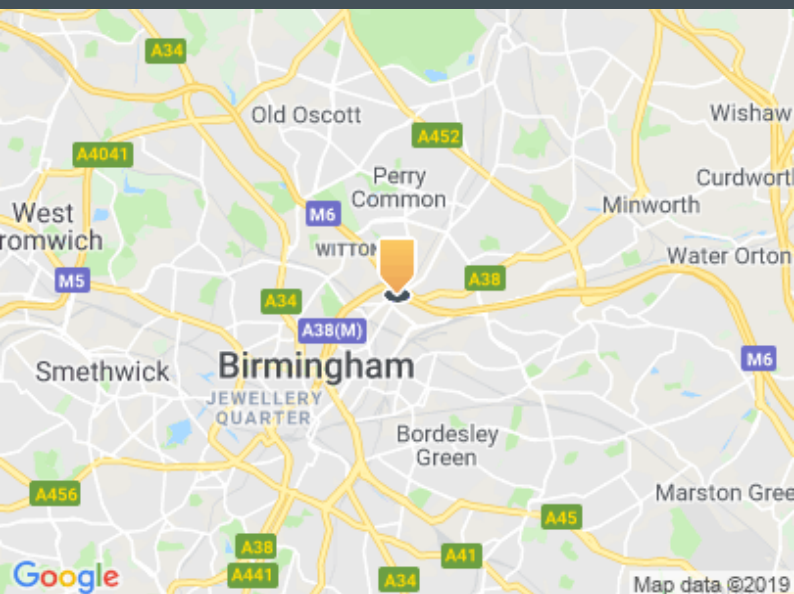
Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief>.

➔ For more info please visit: unit.info/43915

0800 122 3690

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Location

Excellent location



Road
0.2m to M6 Junction 6



Airport
Birmingham 6.0m



Rail
Aston 0.2m, Duddeston 1.0m, Witton (West Midlands) 1.0m

Additional Information

Planning Class	B2
Lease Summary	The unit is available on a new Internal Repairing and Insuring (IRI) lease for a period to be agreed.
Viewings	Available on request
Legal Costs	Each party to bear their own legal costs
EPC	available on request

Key Contacts

Asset Manager



Asset Manager

Elizabeth Harman

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Letting Agents

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