

TO LET

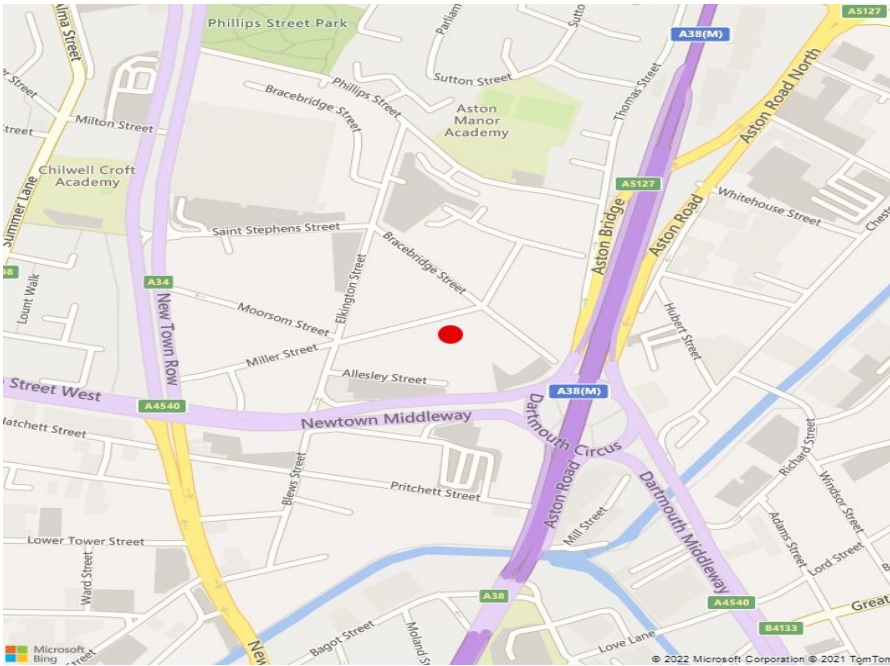
OCTAGON BUSINESS CENTRE,
MILLER STREET, BIRMINGHAM
B6 4NF

Units Available from 2,073 sq ft

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Carter Jonas



LOCATION

Octagon Business Centre is situated within a well-established industrial area in Aston Birmingham, approximately 1.4 miles from A38, and 2.8 miles from Junction 6 of the M6 motorway.

DESCRIPTION

Octagon Business Centre provides an opportunity to acquire industrial/warehouse units in a prime Birmingham location. Each of the units have been constructed to high standards with a minimum clear height of 6m, full height loading doors and a first-floor level which can be used as additional storage or fitted out as office accommodation.

TERMS

The property is available by way of a new effective full repairing and insuring lease on terms to be agreed.

RENT/PRICE

Rent quoted exclusive of outgoings and VAT.

SERVICES/SERVICE CHARGE

Any equipment within the property has not been tested by ourselves and it is the responsibility of the ingoing tenants to satisfy themselves as to their working order.

All measurements are on a gross internal basis unless otherwise stated.

All rents, prices etc are exclusive of VAT at the prevailing rate unless specifically advised to the contrary. Applicants are advised to satisfy

themselves in this regard prior to committing themselves in any way.

ACCOMMODATION

Available Units:

Name	Size
Unit 5	2,073 sq ft (192.58 sq m)
Unit 8	2,900 sq ft (269.41 sq m)
Unit 12a/b	3,768 sq ft (350.05 sq m)

EPC

The EPC of all 12 units range between a rating of E to C.

LEGAL COSTS

Each party to be responsible for the payment of their own legal costs.

VAT

The property is VAT elected.

VIEWING

Strictly by appointment with agents.

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us. October 2023

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