

TO LET

REFURBISHED INDUSTRIAL/ TRADE UNITS

MAPLE BUSINESS PARK, WALTER STREET, ASTON, BIRMINGHAM, B7 5ET



2,182 – 8,060 sqft

(approx GIA)

INDUSTRIAL / TRADE UNITS TO BE REFURBISHED SPRING 2024

EXCELLENT ACCESS TO BIRMINGHAM CITY CENTRE AND M6 (J6)

MAIN ROAD FRONTAGE, ONSITE PARKING AND YARD AREAS

LOCATION

The property is situated in the Aston area of Birmingham just off the B4144 Walter Street which in turn provides access to the A5127 Lichfield Road. Birmingham City Centre is located approximately 2 miles to the south-west of the property. Junction 6 of the M6 Motorway is approximately 1 mile distant in turn linking to the M5 and M42 and the Motorway Network. Neighbouring occupiers include City Sprint, HSS Hire, Andrew Page & Euro Car Parts.

DESCRIPTION

The properties provide to-be-refurbished industrial/ trade units with excellent prominence to the B4144 Walter Street and benefits from:

- Steel portal frame construction.
- Painted concrete floor.
- 5.9m minimum working height.
- Electric roller shutter loading door.
- New LED lighting
- Air-source heating
- Fitted office accommodation.
- WC accommodation and kitchenette (in part)
- Electric security shutters
- Demised parking & loading areas.

ACCOMMODATION

PROPERTY	TOTAL GIA
Unit 11	2,697 sqft approx
Unit 12	2,182 sqft approx
Unit 14	8,060 sqft approx

Areas approximate (sqft) prior to refurbishment and to be measured.

TENURE/ RENTAL

The unit is available on a new Full Repairing and Insuring lease for a term of years to be agreed.

PROPERTY	QUOTING RENT
Unit 11	£12.00 per sqft
Unit 12	£12.00 per sqft
Unit 14	UNDER OFFER

BUSINESS RATES

PROPERTY	2023 RV
Unit 11	TBC
Unit 12	£22,750
Unit 14	£64,500

EPC

Expected EPC B post-refurbishment works.

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties leasing property. Before a business relationship can be formed, we will request proof of identification for the leasing entity.

SERVICES

The agent has not tested any apparatus, equipment, fixture, fittings, or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

LEGAL COSTS

Each party to bear their own legal costs.

VAT

All prices quoted are exclusive of VAT, which may be chargeable.

VIEWING

Strictly via sole agents:

Harris Lamb

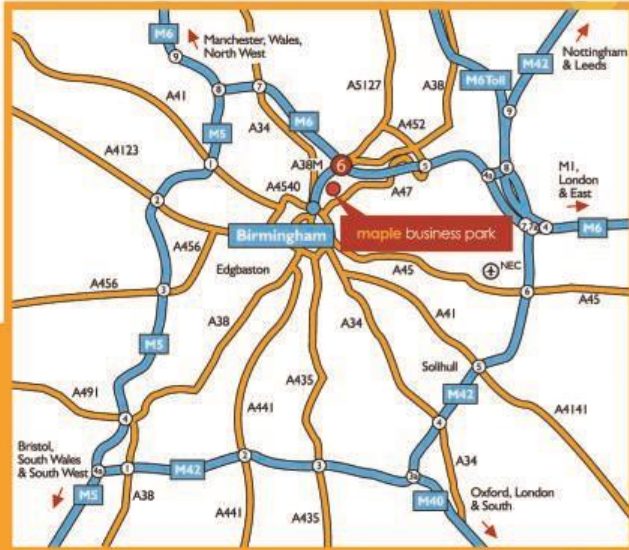
Contact: Neil Slade
 Email: neil.slade@harrislamb.com
 Tel: 07766 470384
 Date: October 2023

Subject to Contract

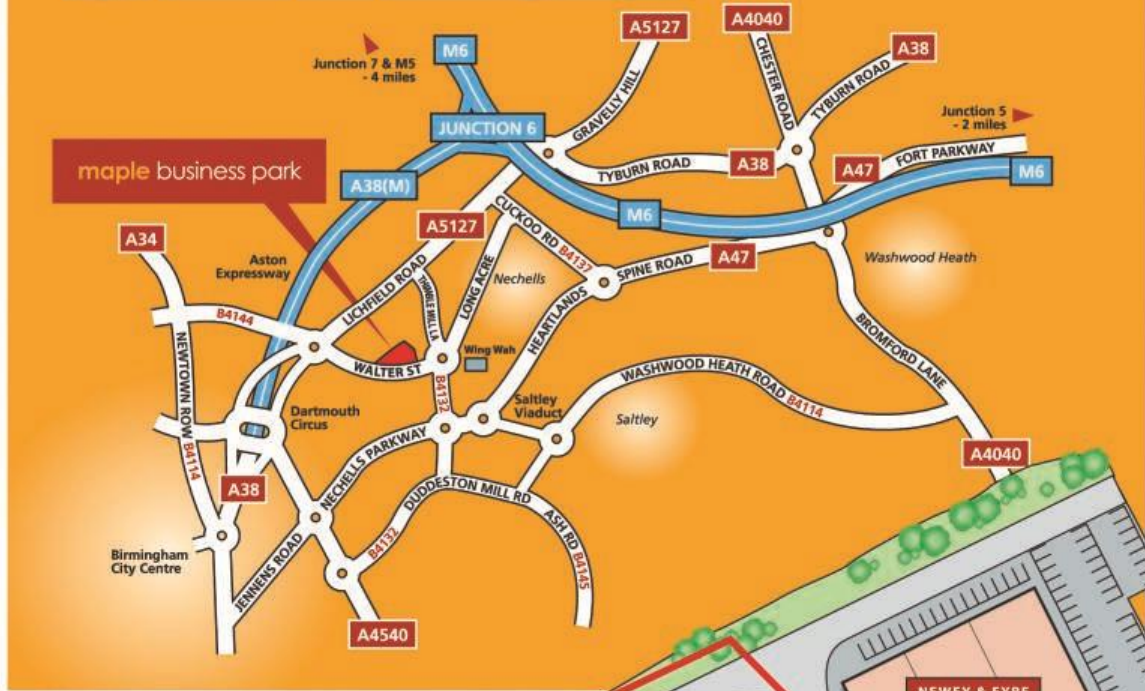


maple business park

WALTER STREET | BIRMINGHAM | WEST MIDLANDS | B7 5ET



 FOR SATELLITE NAVIGATION
PLEASE USE: B7 5ET



Misrepresentation Act 1967

IMPORTANT. These particulars do not form part of any contract. Harris Lamb are not authorised to give or make any warranty or representation on behalf of any party. Whilst information and particulars are given in good faith intending purchasers or tenants must satisfy themselves independently as to the accuracy of all matters on which they intend to rely. All negotiations are subject to contract.

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