

Industrial Warehouse To Let

Unit 2 Vincent Court

Hubert Street, Birmingham
B6 4BA



11,827 Sq Ft



8.25m Eaves Height



**Outside of the
Birmingham CAZ**



**24 car parking
spaces**



**3 Ground Level
loading Doors**

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Specification

- 8.25m eaves height
- 3 ground level loading doors
- Internal mezzanine of circa 2,070 sq ft
- First floor offices & ground floor reception
- LED Lighting
- Front and Rear loading provision
- 24 car parking spaces

Accommodation	Sq Ft	Sq M
Warehouse	10,069	935.4
Offices	1,758	163.3
TOTAL	11,827	1,098.8

Location

Vincent Court is situated on Hubert Street in Aston, located just off the A38(M) Aston Expressway, approximately 2 miles to Junction 6 of the M6 motorway and 1.5 miles north-east of Birmingham City Centre. Hubert Street is accessed from Chester Street, just off the Dartmouth Middleway (A4540) and provides a strategic urban logistics location on the edge of the city centre and Birmingham's Clean Air Zone.

The surrounding location comprises a mixture of industrial premises as well as other commercial uses. Given the property's location, it would suit a range of suitable future uses including last mile logistics, trade, storage and manufacturing.

Business Rates

We understand that the property has a Rateable Value of £35,250 as listed on the Valuation Office Agency website.

Terms

The property is available to let on new Full Repairing and Insuring lease terms, for a period of time to be agreed.

VAT

VAT will be chargeable at the current rate.

EPC

Energy performance rating – C64

Legal Costs

Each party will be responsible for its own legal costs incurred in the transaction.

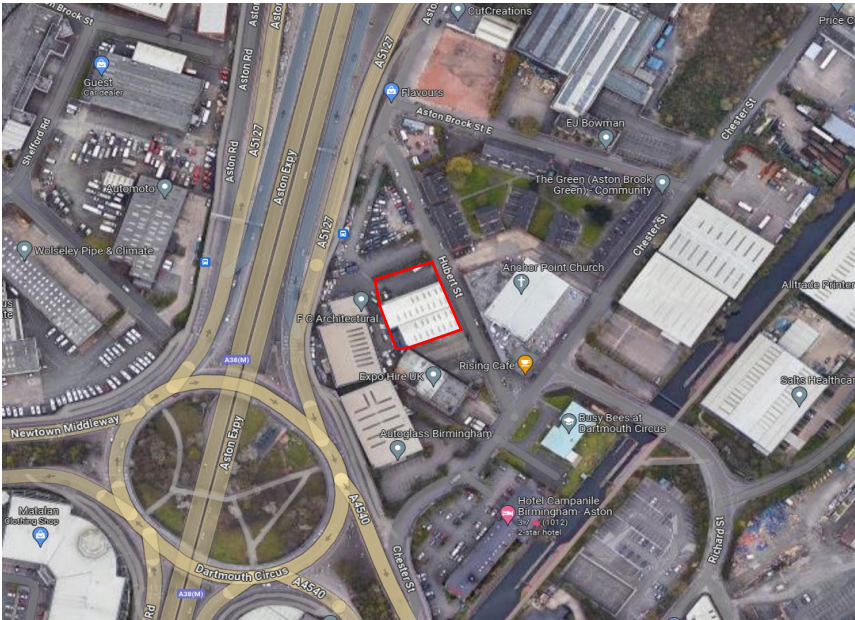
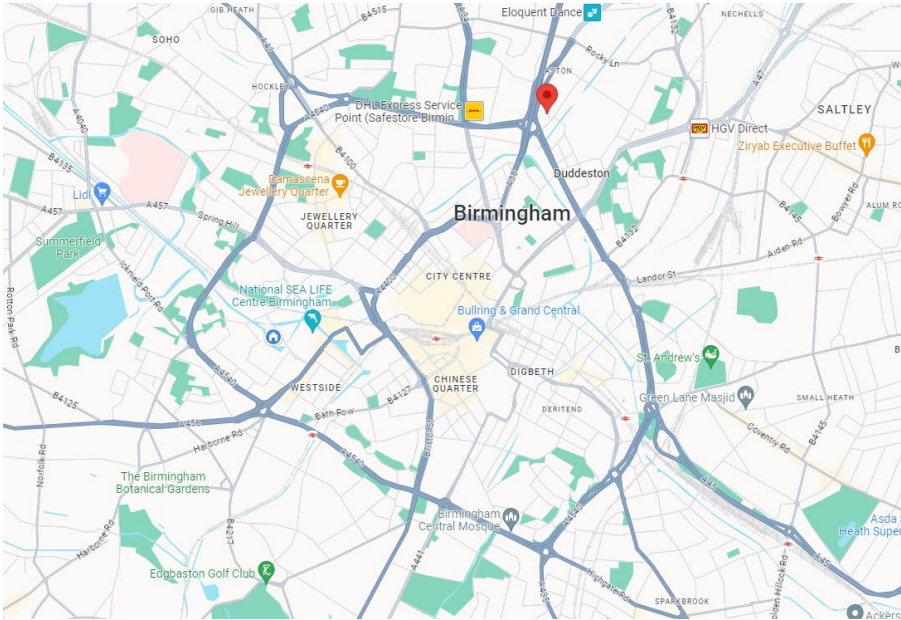
Services

We understand this property has connections to all the usual mains services. Interested parties are advised to make their own enquiries of the relevant authorities regarding the use of these services

Money Laundering

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

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To find out more, please contact

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Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

1. Corporate structure and ownership details.
2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

