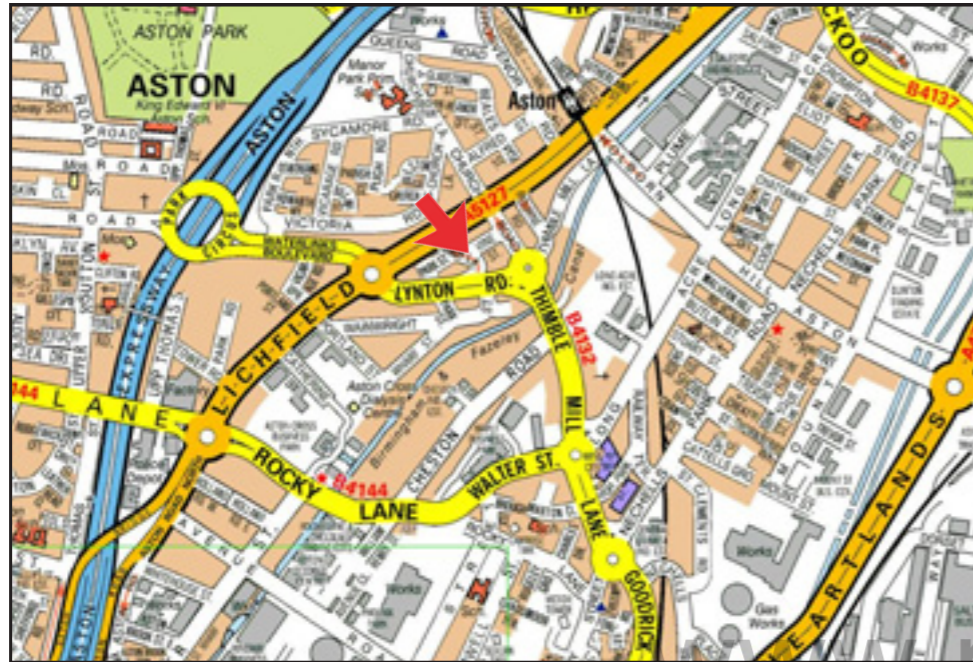




TO LET
REFURBISHED WAREHOUSE PREMISES

**UNIT 4, 171 LICHFIELD ROAD
ASTON, BIRMINGHAM B6 5SN**



675.11 sq.m. (7,267 sq.ft.)
Approx. Gross Internal Area

- Recently refurbished warehouse premises.
- Junction 6, M6 Motorway approximately 1/2 mile distant.
- Prominent position on the A5127 Lichfield Road.
- 6.32 metre eaves height.
- Secure fenced Estate.
- **RENTS FROM £1 per sq.ft. (subject to terms to be agreed)**



LOCATION:

The premises benefit from a prominent position fronting the A5127 Lichfield Road.

The A5127 connects to the A4540 Birmingham Middle Ring Road approximately ½ mile to the south via Dartmouth Circus. The Birmingham Middle Ring Road provides direct access to all Birmingham's main arterial routes running in and out of the city centre.

National motorway access is provided via junction 6 of the M6 motorway approximately ½ mile distant.

DESCRIPTION:

The premises are approached from Sandy Lane and comprise of a single storey warehouse unit on a secure gated estate.

The warehouse building is of steel portal frame construction with a mixture of brickwork and steel profile metal clad elevations. The unit has a lined pitched profile steel covered roof incorporating translucent roof lights with a concrete floor.

The unit benefits from an eaves height of approximately 6.32 m. is lit via sodium lighting and loading access is provided via a roller shutter door out onto a concrete yard/loading area.

ACCOMMODATION:

	sq. m.	sq. ft.
Approximate Total Gross Internal Floor Area	675.11	7,267

TENURE:

A new full repairing and insuring lease is available for a term of years to be agreed.

RENTAL:

£43,750 per annum exclusive.

INCENTIVES:

First years rent from £1 per sq.ft. (subject to terms to be agreed).

SERVICES:

It is understood that the premises benefit from all mains services.

PLANNING:

The property is within an area allocated for industrial and warehousing purposes. Applicants are advised to make their own enquiries to Birmingham City Council Planning Department (telephone number: 0121 303 1115).

RATING ASSESSMENT 2005:

£30,250

LEGAL COSTS:

Each party to be responsible for their own legal costs incurred in any transaction.

SERVICE CHARGE:

A variable service charge is levied for upkeep and maintenance of common areas. Further details are available on application.

VIEWING:

Strictly by appointment with the sole agents:

Harris Lamb
75-76 Francis Road
Edgbaston
Birmingham
B16 8SP

Tel:0121 455 9455
Fax:0121 455 6595

Contact: Thomas Morley
Ref: G2700

Date: March 2009

Subject To Contract

