

AVAILABLE SUBJECT TO ACQUIRING VACANT POSSESSION



TO LET

Industrial/Warehouse/Trade Unit

3,858 sq.ft (358.4 sq.m)

Unit A, Cheston Road, Birmingham, West Midlands, B7 5EA

- Popular trade counter location
- Good access to A38 Aston Express Way
- Part of a modern terrace of units

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Unit A Cheston Road, Birmingham, B7 5EA

Areas (Approx. Gross Internal)

Warehouse	3,858 sq.ft	(358.4 sq.m)
TOTAL	3,858 sq.ft	(358.4 sq.m)

Description

Cheston Road is a popular trade counter location, on the outskirts of the city centre. The units have good access to the Aston Express Way (A38) which leads directly to Junction 6 of the M6.

Rent

POA

Business Rates

Rateable Value: £34,500

Insurance

The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance

EPC rating B-50. Further information available upon request.

Planning

All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use. The properties are considered suitable for B1 (Light Industrial), B2 (General Industrial) or B8 (Warehousing) use.



Legal and Surveyor Costs

Each party will be responsible for their own legal and surveyors costs incurred with the proposed transaction.

Location - B7 5EA

The unit is prominently situated at the intersection of Cheston Road and Thimblemill Lane in the Aston area of Birmingham, approximately 0.5 miles northeast of Birmingham City Centre. This strategic location offers excellent connectivity to the regional and national road networks.

The property benefits from immediate access to the A38(M) Aston Expressway, facilitating direct routes to Junction 6 of the M6 Motorway, which is approximately 0.5 miles away. This provides efficient links to the wider Midlands motorway network, including the M5 and M42.

WW

Viewing

Strictly via prior appointment with the appointed agent



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