



TO LET

HIGH-BAY INDUSTRIAL WAREHOUSE WITH OFFICES & YARD

UNIT 33 ELECTRA PARK, ASTON, BIRMINGHAM, B6 7ET

*** RENT REDUCED ***



7,164 sqft (approx)

(665 sqm) approx

SELF –CONTAINED, FULLY FENCED AND GATED WITH YARD AREA

TO 11.8M EAVES HEIGHT & INTEGRAL OFFICES

▶ ▶ ▶ **FLEXIBLE LEASE AND COMPETITIVE TERMS AVAILABLE**



LOCATION

Junction 6 Industrial Estate lies approximately 2.5 miles north of Birmingham City Centre adjacent to Junction 6 of the M6 motorway. The estate is situated off Electric Avenue in an established industrial area with access provided by the A38(M) Aston Expressway or A5127 Lichfield Road.

DESCRIPTION

The property provides a fully refurbished high-bay industrial warehouse with offices and self-contained yard/ parking area with additional off-road parking.

The unit is of steel portal frame construction full height steel clad/ blockwork elevations surmounted by a mono pitched steel-clad roof. The warehouse provides an eaves height ranging from 9.8m to 11.8m, a concrete floor and lighting.

Ground and first floor offices are provided to the building frontage, with reception, fitted canteen, stores and W/C accommodation to ground floor and open plan offices with kitchenette to first floor. The offices provide overhead heating/cooling units, suspended ceilings with recessed lighting, carpet tiles and double-glazed windows and doors.

Vehicular access is provided by way of an electric roller shutter door (3.5m (W) x 3m (H)) off a secure, fully palisade fenced and gated yard area. The property further benefits from Estate gates.





ACCOMMODATION

AREA	SQ.M (approx)	SQ.FT (approx)
Warehouse	422.9	4,552.1
Ground & First Floor Offices (inc w/c's)	242.7	2,612.5
TOTAL GIA (approx)	665.6	7,164.6

TERMS

The property is available on a new FRI lease on terms to be agreed



RENTAL

Quoting rent on application

BUSINESS RATES

RV 2023 - £54,500



EPC

EPC Rating C (69)

SERVICES

It is understood that the premises benefit from all mains services. Applicants are advised to make their own enquiries of the relevant utility companies.

PLANNING

It is understood the property is suitable for light industrial, general industrial and storage and distribution uses falling within classes B1(c), B2 and B8 of The Town and Country Planning (Use Classes) Order 1987.



VAT

All rents and prices quoted are exclusive of VAT if chargeable.

VIEWING

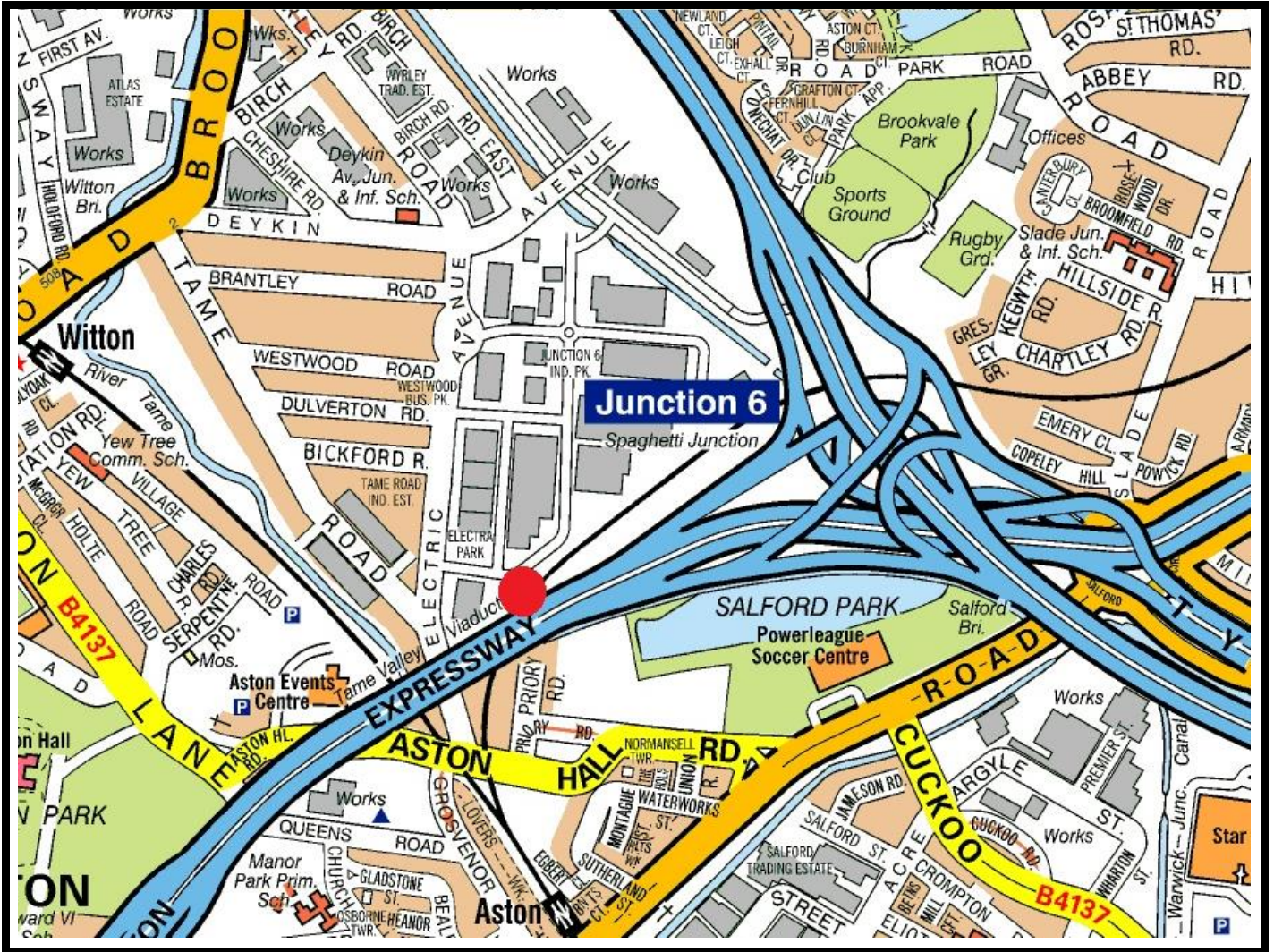
Strictly by appointment with the sole agents:

HARRIS LAMB

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Date: February 2024





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Not to Scale
 For identification purposes
 only.

harrislamb
 PROPERTY CONSULTANCY