



**UNIT 3 ASTON INDUSTRIAL ESTATE,
ASTON, BIRMINGHAM, B6 4EX
1,340 SQ FT (124 SQ M)**

- INSIDE CLEAN AIR ZONE
- PROMINENT LOCATION
- VARIETY OF USES (STP)
- FLEXIBLE TERMS

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
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LOCATION

The property is prominently located on Aston Industrial Estate, fronting the A38(M) Aston Expressway with vehicular access via Pritchett Street and the A4540 Inner Ring Road. Birmingham City Centre lies approximately 1 mile to the south, while Junction 6 of the M6 Motorway is around 1 mile to the north, providing excellent connectivity to the wider national motorway network. The estate is a well-established industrial and trade counter location, benefitting from strong transport links to key commercial and logistics hubs across Birmingham and the wider Midlands.

DESCRIPTION

The property comprises first floor office accommodation within a modern building of steel portal frame construction with full height brick elevations surmounted by a profile metal clad roof with translucent roof lights. Internally, the offices are arranged as a series of cellular rooms finished with carpet flooring, plastered and painted walls, perimeter trunking, inset lighting and shared W/C facilities. The accommodation also benefits from parking at the rear.

ACCOMMODATION

AREA	SQ FT	SQ M
First Floor	1,340	124
TOTAL	1,340	124

PLANNING

Interested parties should contact Birmingham City Council Planning Department on 0121 303 1115.

SERVICES

We are advised services are connected to include mains water and electricity.

Mason Young Property Consultants has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

ENERGY PERFORMANCE CERTIFICATES

Details available upon request.

TENURE/RENT

The property is available on a leasehold basis at a quoting rent of £18,000 per annum exclusive, subject to contract. Terms to be agreed.

BUSINESS RATES

Interested parties are advised to make their own enquiries to Birmingham City Council on 0121 303 5511.

MONEY LAUNDERING

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

VAT

We understand that the property is elected for VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during this transaction.

VIEWING

Strictly by prior appointment with sole agents, Mason Young Property Consultants.

CONTACT DETAILS

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