

TRADE COUNTER / INDUSTRIAL

TRADE COUNTER & REAR STORAGE / WAREHOUSE

TO LET

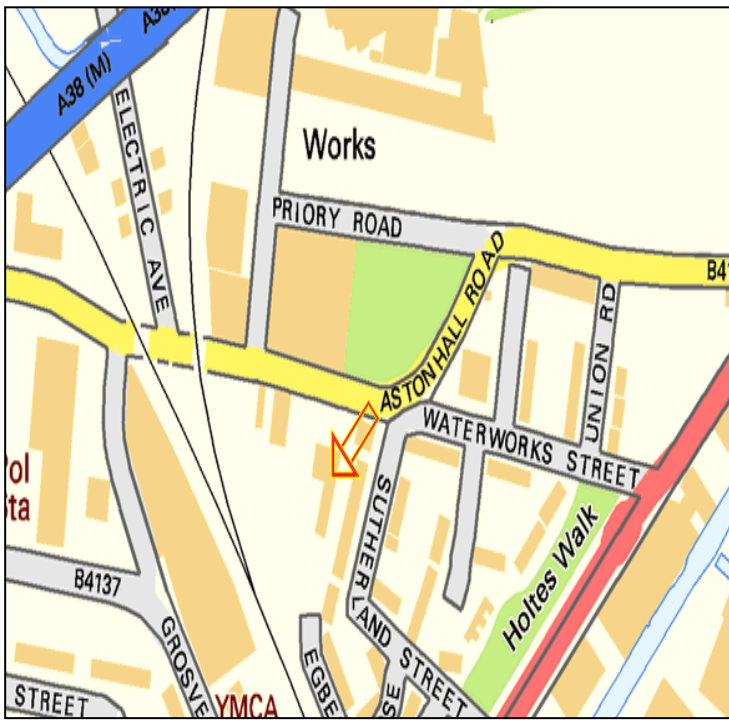
Unit 2, Aston Business Park, 73 Aston Hall Rd, Aston



- **1,800 SQFT APPROX**

FRONTING TO BUSY ARTERIAL ROUTE : ASTON HALL ROAD

- **FULLY REFURBISHED AND SHOP FRONT ACCESS**
- **MODERN UNIT AND AMPLE PARKING. 1/4 MILE FROM **J6 M6****
- **NEARBY occupiers include ASTON VILA FC, JAC Training, TRAVIS PERKINS.**



DESCRIPTION

The premises comprise an existing steel portal frame building with brick elevations and vehicular access off Aston Hall Road with one large roller shutter doors. The ground floor area is approximately 1,800 sqft. Good eaves height. The premises have good roof, with ample parking on sight and two shutter access. Shutter access door approx. 11 ft in height, with 11 ft as eaves height

LOCATION

The premises are situated on an established trade location on Aston Hall Rd, less than a 1/2 mile from A5127 and 1 mile from A 38(M) Aston expressway connecting with M6 J6, which is accessible south / north bound. The property is also very close to Aston Rail station. Birmingham City centre less than 2 miles.

Occupiers in the area include JAC Training, C.R Motors.

PLANNING

The property is situated within an existing employment area and would be suitable for warehouse / light industrial. Interested parties are advised to contact the local authority themselves.

PRICE

£600 PCM. Subject to negotiation. PLEASE CALL FOR FURTHER INFO.

AMENITIES

1 drive-in loading doors and one shop fronted access door.

All usual main services including electricity water and drainage are available to the property.

Property Link has not checked and does not accept responsibility for any of the services within this property. Any in-going tenant or occupier satisfies themselves in this regard.

LEGAL COSTS

Landlord offers a free no charge simple in out lease agreement for immediate access. Solicitors may be used if needed.

VIEWING

Strictly by appointment only

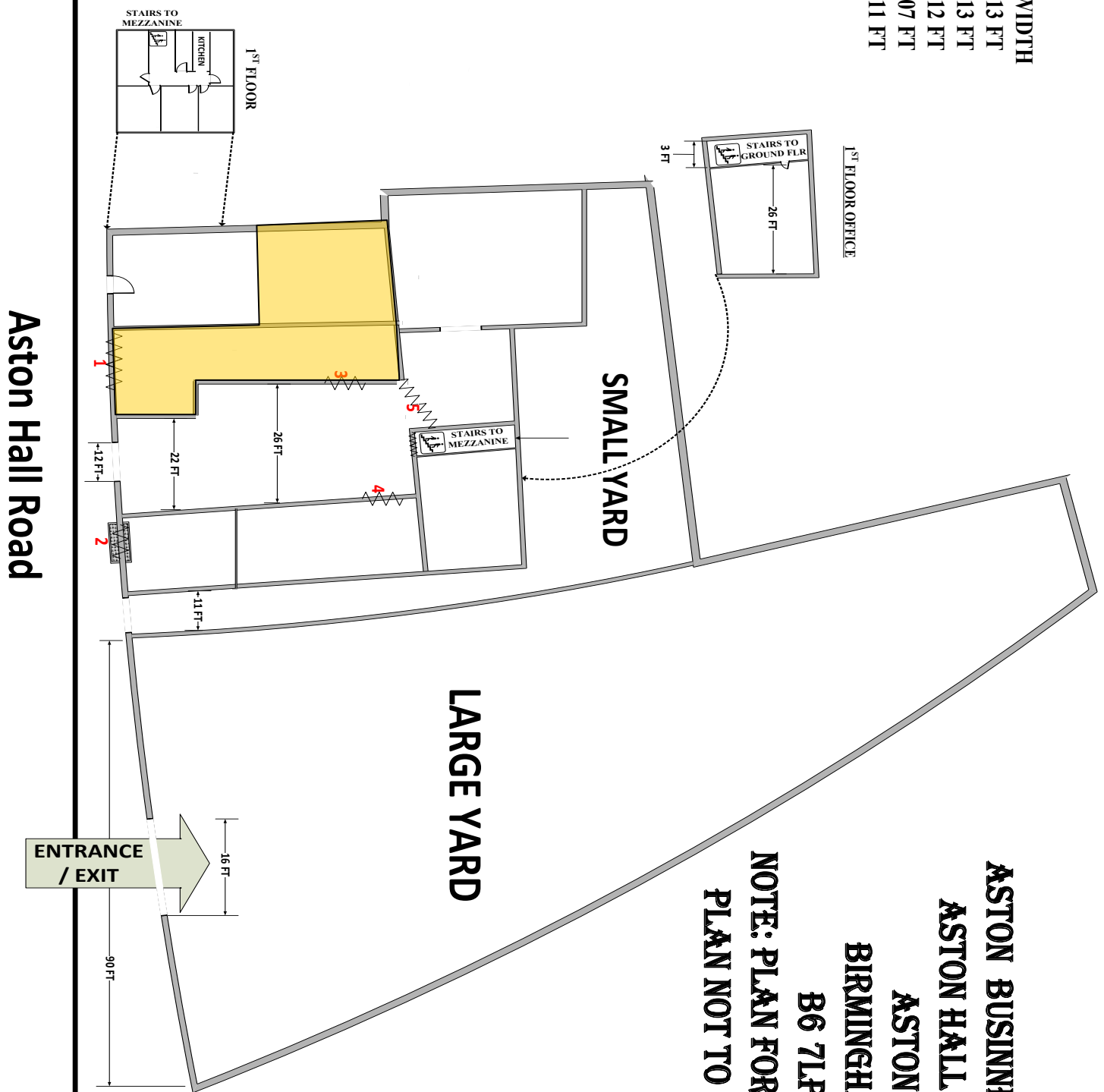
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SHUTTER	HEIGHT	WIDTH
1	9 FT	13 FT
2	12 FT	13 FT
3	11 FT	12 FT
4	07 FT	07 FT
5	09 FT	11 FT



Aston Hall Road

ENTRANCE / EXIT

**ASTON BUSINESS PARK
ASTON HALL ROAD
ASTON
BIRMINGHAM
B6 7LP**

**NOTE: PLAN FOR ID ONLY.
PLAN NOT TO SCALE**