



TO LET

MODERN INDUSTRIAL/ WAREHOUSE PREMISES

**CHESTER HOUSE,
217 CHESTER STREET
ASTON, BIRMINGHAM
B6 4AH**



14,319 sq. ft. (1,330 sq. m.)
Approx. Gross Internal Area (Including Mezzanine Floor)

- 5.52m eaves height
- Additional 0.34 acres secure yard available (by separate negotiation)
- £95,000 per annum, exclusive





Location:

The property is situated on Chester Street, in Aston, Birmingham.

Birmingham City Centre is approximately 2.3 miles distant.

Junction 6 of the M6 motorway is located approximately 1 mile northeast of the property via the A38.

Description:

The property comprises a detached modern Industrial/Warehouse building with the following specification:

- The property is both heated and lit.
- 1 level access loading door.
- 5.52m eaves height.
- Substantial mezzanine floor.
- Office, staff welfare facilities and ancillary accommodation at ground and first floor.
- Fenced, secure yard/car parking area.
- Additional 0.34 acre (0.14 hectares) secure yard/car parking is available.

Accommodation:

AREAS	SQM	SQFT
GF warehouse and ancillary	749.60	8,069
FF office and ancillary	109.32	1,177
Total gross internal Area (excluding Mezzanine Floor)	858.92	9,246
Mezzanine Floor	471.30	5,073
Total Gross Internal Floor Area	1,330.22	14,319

Tenure:

The property is available by means of a new full repairing and insuring lease upon terms to be agreed.

Quoting Rent:

£95,000 per annum, exclusive.

Services:

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

Business Rates:

2026 Rateable Value: £60,000

EPC:

EPC Rating: **C**

Money Laundering:

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



Legal Costs:

Each party to bear their own legal costs incurred in any transaction.

VAT:

All prices quoted are exclusive of VAT, which may be chargeable.

Viewing:

Strictly via sole agents:

Harris Lamb
4th Floor
4 Brindleyplace
Birmingham
B1 2LG

Tel: 0121 455 9455

Contact: Thomas Morley
Email: thomas.morley@harrislamb.com
Mobile: 07921 974 139

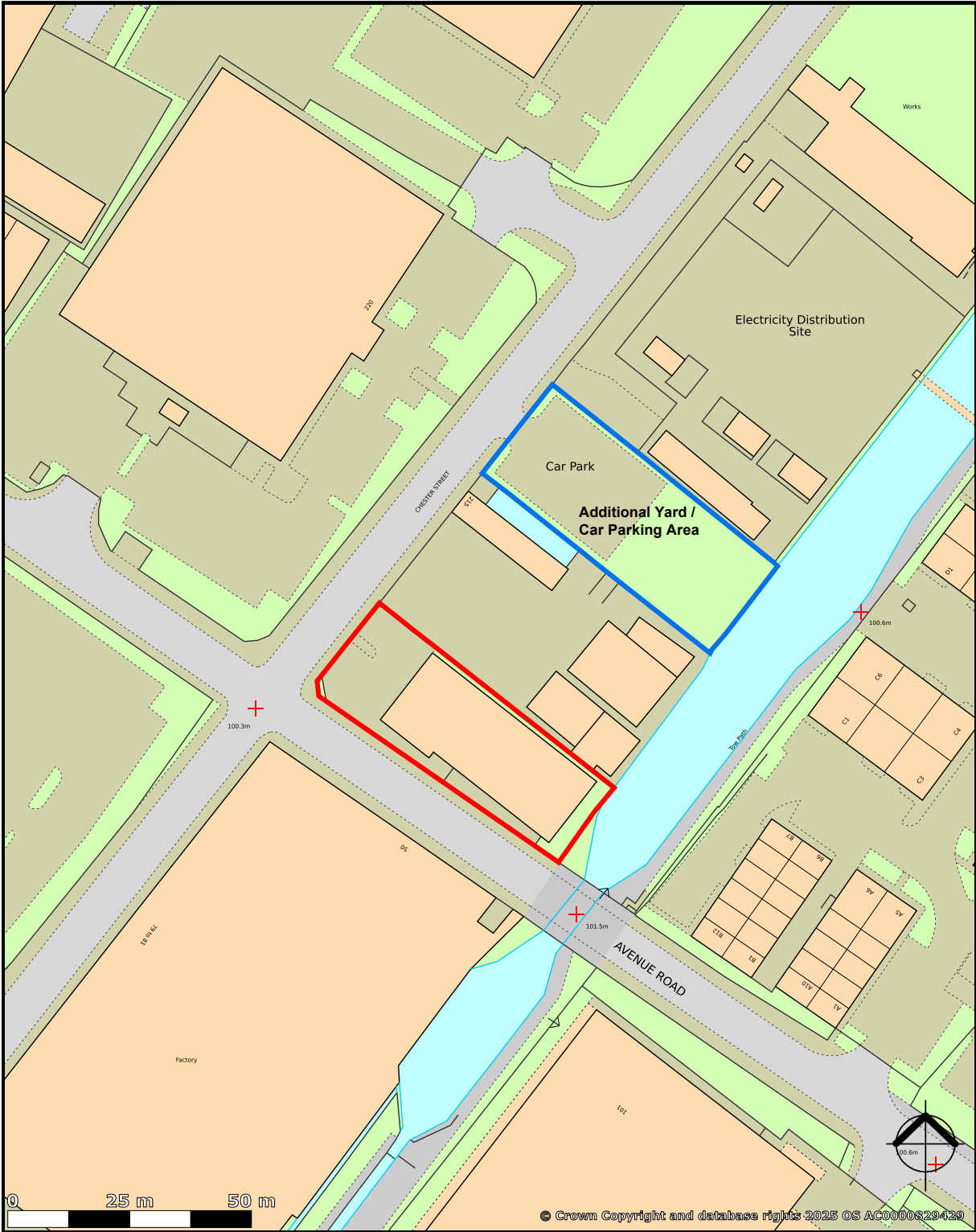
Contact: Nick Empson
Email: nick.empson@harrislamb.com
Mobile: 07721 816 907

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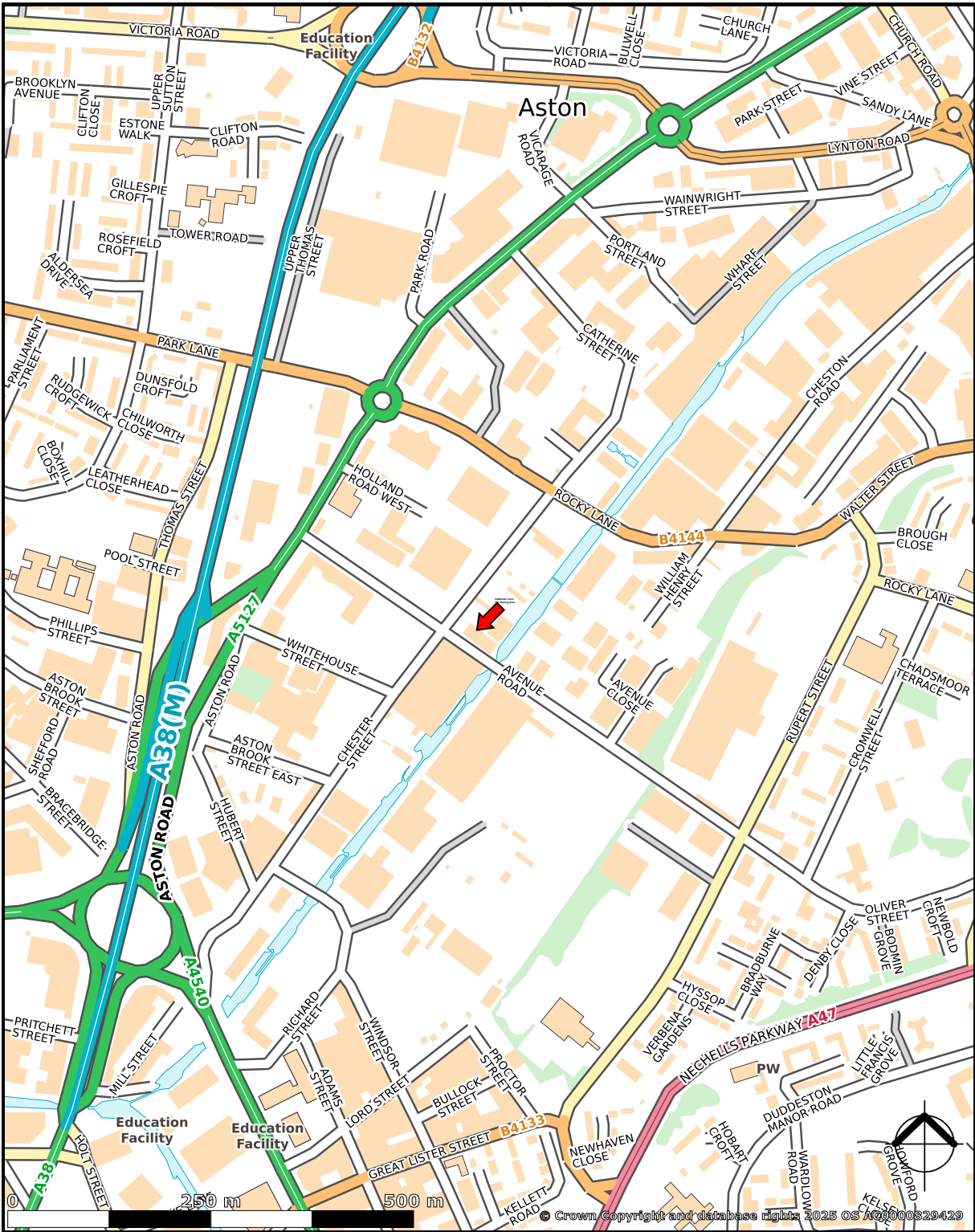
Date: March 2026

Subject To Contract





Chester House, 217 Chester Street, Aston, Birmingham, B6 4AH



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Plotted Scale - 1:7,500

This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract