



TO LET

INDUSTRIAL/ WAREHOUSE PREMISES

**UNIT 1
MAPLE BUSINESS PARK
ASTON, BIRMINGHAM
B7 5ET**



2,641 sq. ft. (245.35 sq. m.)

Approx. Gross Internal Area

- Excellent road frontage / trade counter potential
- Junction 6 of the M6 Motorway approx. 1 mile distant
- To be refurbished





Location:

The properties are situated in the Aston area of Birmingham just off the B4144 Walter Street which in turn provides access to the A5127 Lichfield Road. Birmingham City Centre is located approximately 2 miles to the south-west of the property.

Junction 6 of the M6 Motorway is approximately 1 mile distant in turn linking to the M5 and M42 and the Motorway Network. Neighbouring occupiers include Nutter's fastenings, Edmundson Electrical & Euro Car Parts.



Description:

The property comprises of a single bay unit of steel portal frame construction with a mix profile of metal clad and brick masonry elevation.

The unit is to be refurbished and emptied which will comprise of newly painted concrete floors, new LED lighting, W/C accommodation, fitted mezzanine office space, minimum working height of 5.15m. The unit also has a single electric roller shutter and demised car parking.

Accommodation:

AREAS	SQM	SQFT
Warehouse	164.99	1,776
GF Office	40.13	432
FF Office	40.13	432
Total Gross Internal Floor Area	245.35	2,641

Tenure:

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

Quoting Rent:

£31,750 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:

Rateable Value from 1st April 2026: £24,000
Current rateable value (2023): £19,250

EPC:

EPC Rating: **D (77)**

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 joint agents:

Harris Lamb
4 Brindleyplace
Birmingham
B1 2LG

Tel: 0121 455 9455

Contact: Ashley Brown
Email: ashley.brown@harrislamb.com

Contact: Neil Slade
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OR

Burley Browne

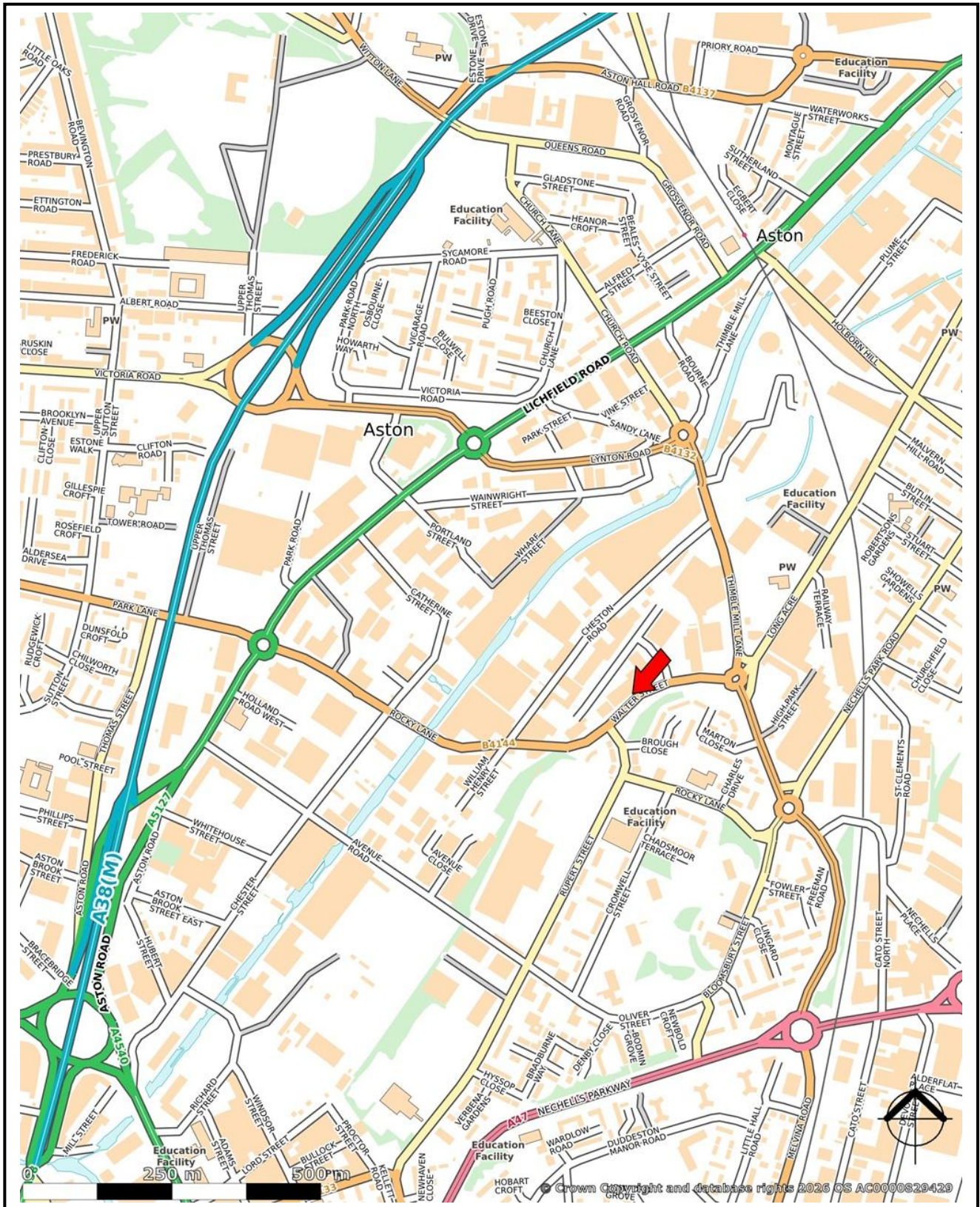
Contact: Ben Nicholson
Tel: 0121 362 1532

Ref: G3212

Date: June 2026

Subject To Contract





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