

# Argyle Business Centre

Argyle Street, Aston, Birmingham, B7 5TE



5 UNITS

1,012 – 5,998 SQ FT

TO LET

## OVERVIEW

Argyle Business Centre comprises seven industrial warehouse units in a single terrace off Cuckoo Road in Aston, offering practical accommodation with level-access loading, three-phase power, office space and designated parking.

5

UNITS AVAILABLE

1,012 – 4,788

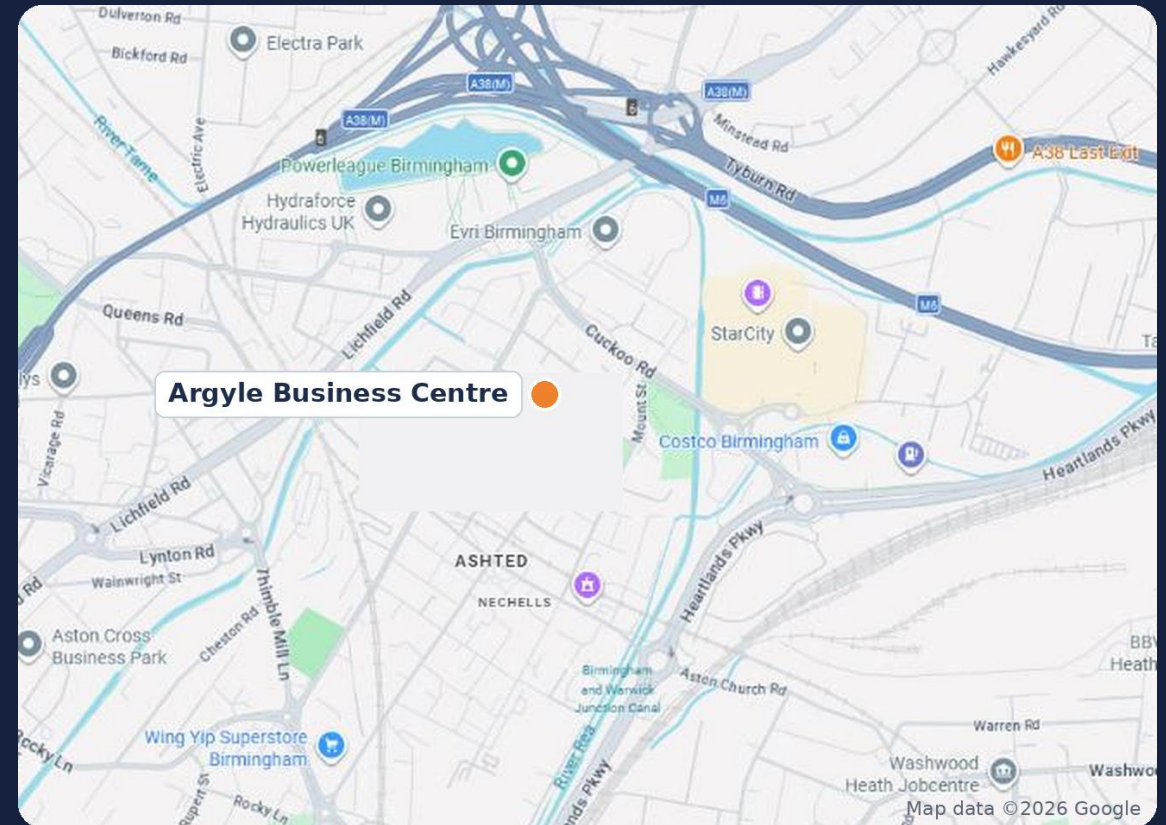
SQ FT UNIT SIZES

2.5 MILES

TO BIRMINGHAM CITY CENTRE

M6 J6

DIRECT VIA A5127 LICHFIELD ROAD



A38

LINK TO THE WIDER ROAD NETWORK

ACCOMMODATION



Five units are available individually or in combination, with the following approximate gross internal floor areas:

| Unit  | Size (sq ft) | Size (sq m) | Rent (per annum) | Rateable Value (2026) | Maintenance Charge (per annum) | EPC    |
|-------|--------------|-------------|------------------|-----------------------|--------------------------------|--------|
| 173   | 1,012        | 94.02       | £14,674          | £12,750               | £2,277                         | B (49) |
| 175   | 1,258        | 116.87      | £18,241          | £13,750               | £2,849                         | B (44) |
| 176   | 1,248        | 115.94      | £18,096          | £13,750               | £2,827                         | B (46) |
| 177   | 1,249        | 116.04      | £18,111          | £15,500               | £2,777                         | C (69) |
| 178   | 1,231        | 114.36      | £17,850          | £13,750               | £2,788                         | B (44) |
| Total | 5,998        | 557.23      |                  |                       |                                |        |

KEY FEATURES



LOADING

Level-access loading door per unit



POWER

Three-phase power supply



OFFICE / WC

Provided in every unit



CLEAR HEIGHT

3.2 – 3.5 m to eaves



CONSTRUCTION

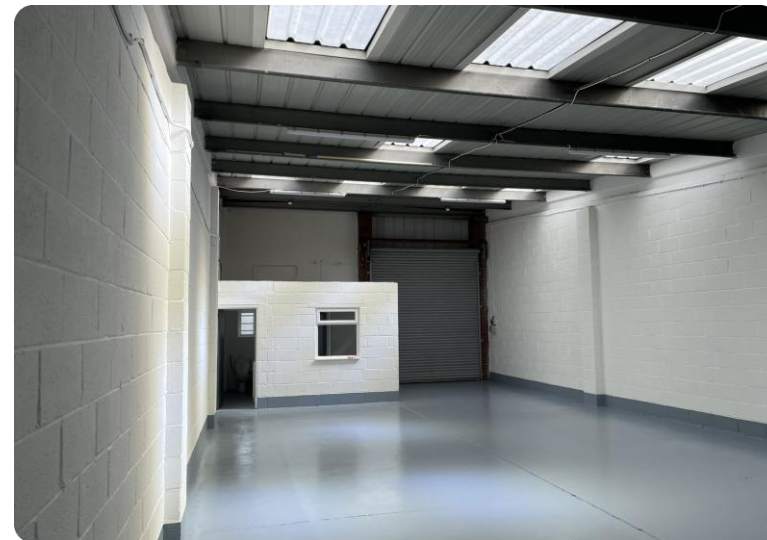
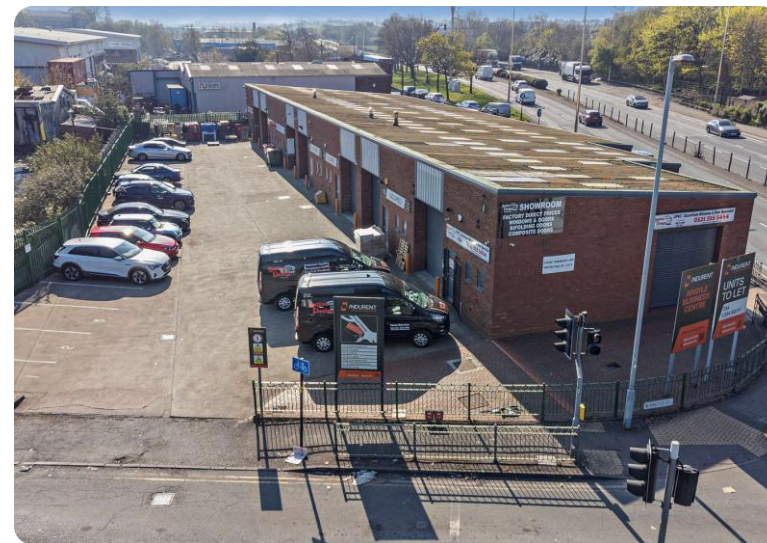
Steel portal-frame terrace



USE CLASSES

B2 / B8

Areas are approximate gross internal areas. Annual rents equate to £14.50 per sq ft per annum, rounded to the nearest pound, and are exclusive of VAT, business rates, maintenance charge and insurance.



# Arrange a viewing

For further information, to arrange a viewing, or to discuss availability at Argyle Business Centre, contact the letting agent directly.

## LETTING AGENT

### Harris Lamb

4th Floor, 4 Brindley Place,  
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**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.

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