



TO LET

INDUSTRIAL/ WAREHOUSE PREMISES

ARGYLE BUSINESS CENTRE, ASTON, BIRMINGHAM, B7 5TE



1,012 – 4,746 sq. ft. (94 - 441 sq. m.)

Approx. Gross Internal Area

- Units are capable of being combined or let separately
 - 3.2 - 3.5m eaves height
 - 1 Level access loading door per unit
 - Designated loading area for each unit





Location:

Argyle Business Centre is located on Argyle Street directly off the B4137 Cuckoo Road providing immediate access to Junction 6 of the M6 via the A5127 Lichfield Road, which in turn also provides access to Birmingham City Centre approximately 2 1/2 miles away.

Description:

The property comprises the following specification:

- Terraced units of steel portal frame construction
- 3.2 -3.5m eaves height
- 1 Level access loading door per unit
- 3 phase power
- Designated loading area for each unit
- Ancillary offices and WC facilities
- Units are capable of being combined or let separately

Accommodation:

Please see attached availability schedule.

Tenure:

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

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.

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 Brindley Place
Birmingham
B1 2LG

Tel: 0121 455 9455

Contact: Nick Empson
Email: nick.empson@harrislamb.com

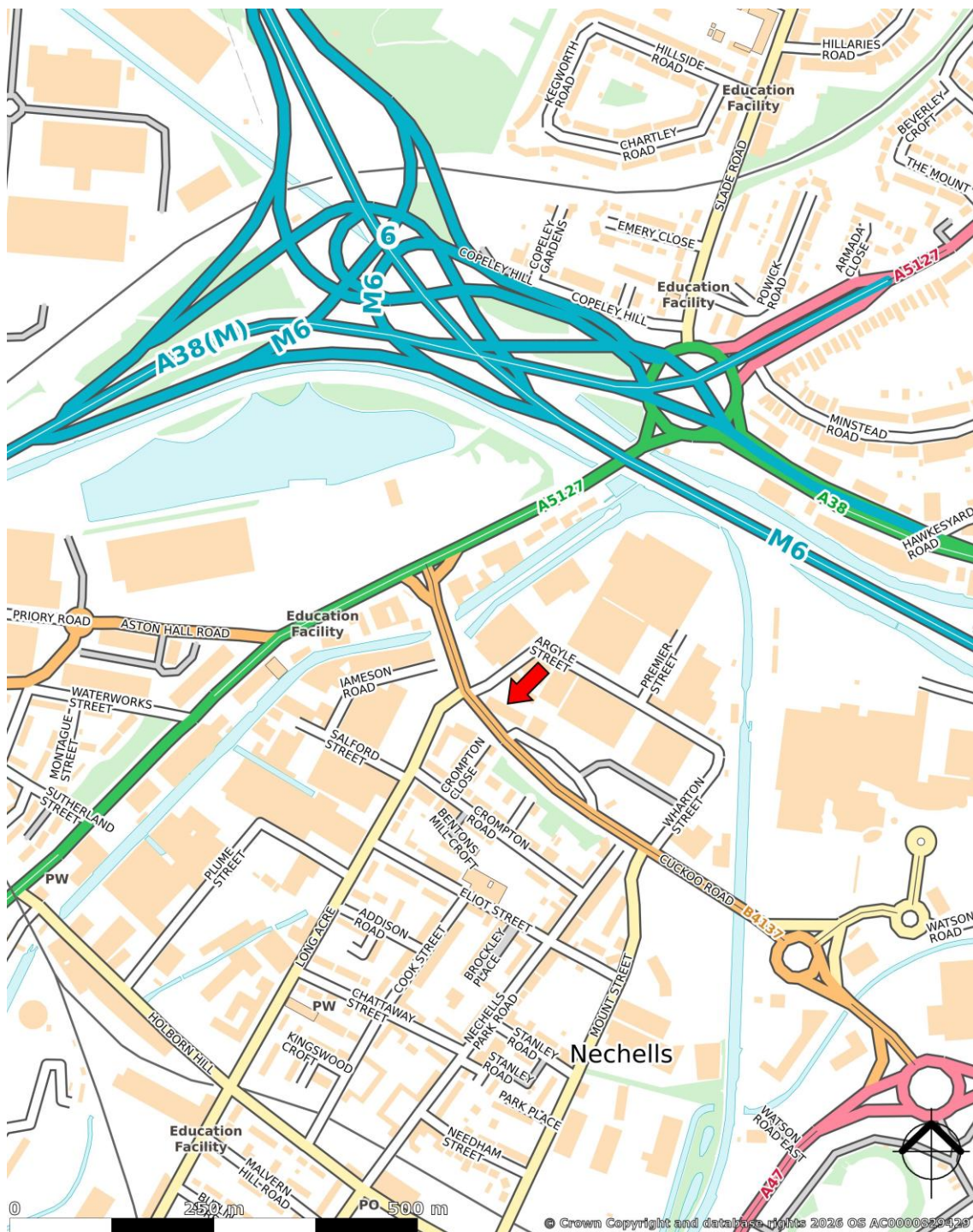
Ashley Brown
ashleybrown@harrislamb.com

Ref: G008158

Date: May 2026

Subject To Contract





4 Brindleyplace Birmingham B1 2LG

T 0121 455 9455

E info@harrislamb.com

www.harrislamb.com

Harris Lamb Limited Conditions under which Particulars are issued

Messrs. Harris Lamb Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are given notice that:

(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.

(iii) no person in the employment of Messrs. Harris Lamb or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.

(iv) all rentals and prices are quoted exclusive of VAT. (v) Harris Lamb is the trading name of Harris Lamb Limited.



ARGYLE BUSINESS CENTRE AVAILABILITY SCHEDULE MAY 2026

UNIT	SIZE (SQFT)	RENT PER ANNUM (EXCLUSIVE)	SERVICE CHARGE	RATEABLE VALUE (2026)	EPC	AVAILABILITY
173	1,012	£14,674	£2,276.87	£12,750	B (49)	Available
174	1,254	£18,183	£2,788.28	£13,500	C (64)	Available
177	1,249	£18,110.15	£2,777.16	£15,500	C (69)	Available
178	1,231	£17,849.50	£2,788.28	£13,750	B (44)	Available

Contact:

Harris Lamb

Nick Empson
nick.empson@harrislamb.com

Ashley Brown
Ashley.brown@harrislamb.com

SUBJECT TO CONTRACT

