

For Lease

Light Industrial



## Unit 3

Aston Industrial Estate, 64 Pritchett Street,  
Birmingham B6 4EX

**BROMWICH**  
**ARDY**  
024 7630 8900  
www.bromwichhardy.com

8,209 Sq Ft

£57,500 Per Annum

## Key Features

- Secure Site with front roller shutters
- Ample Parking onsite
- Rear Loading Yard
- LED Lighting
- W/C and Kitchenette
- Trade Counter / Office Space
- Split Working Heights



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## Location

Unit 3 is prominently located fronting the A38 (M) Aston Expressway, with access off the entry slip road and Pritchett Street and the (A4540) inner ring road. Birmingham City Centre is approximately 1 mile south of the property and J6 M6 is approximately 1 mile to the north, via the A38.

## Description

The property comprises a modern warehouse/trade counter of steel portal frame construction with full height brick elevations, surmounted by a profile metal clad roof and translucent roof lights. Loading access is provided via a single roller shutter to the rear of the premises via the service yard off Pritchett Street.

Internally the warehouse provides a high bay area with a minimum eave's height of 13m with the remaining warehouse being circa 5.25m. The warehouse benefits from concrete flooring, high bay LED lighting, and gas fired air blowers. The front of the building is set behind a forecourt car park off the A38 and provides a trade counter/retail area. The space is predominately open plan with laminate wood flooring and emulsion-coated walls. Offices and storage are also provided at ground floor level with cellular offices across the first floor.

## Accommodation

Area	Sq Ft	Sq M
High Bay Warehouse	2,190	203.45
Warehouse	3,137	291.43
Trade Counter / Offices	2,882	267.74
<b>Total</b>	<b>8,209</b>	<b>762.62</b>

## Business Rates

Current Rateable Value £42,250

<https://www.tax.service.gov.uk/business-rates-find/valuations/start/2907548000>

## Tenure

The property is available on a lease to be agreed.

## EPC

EPC - E

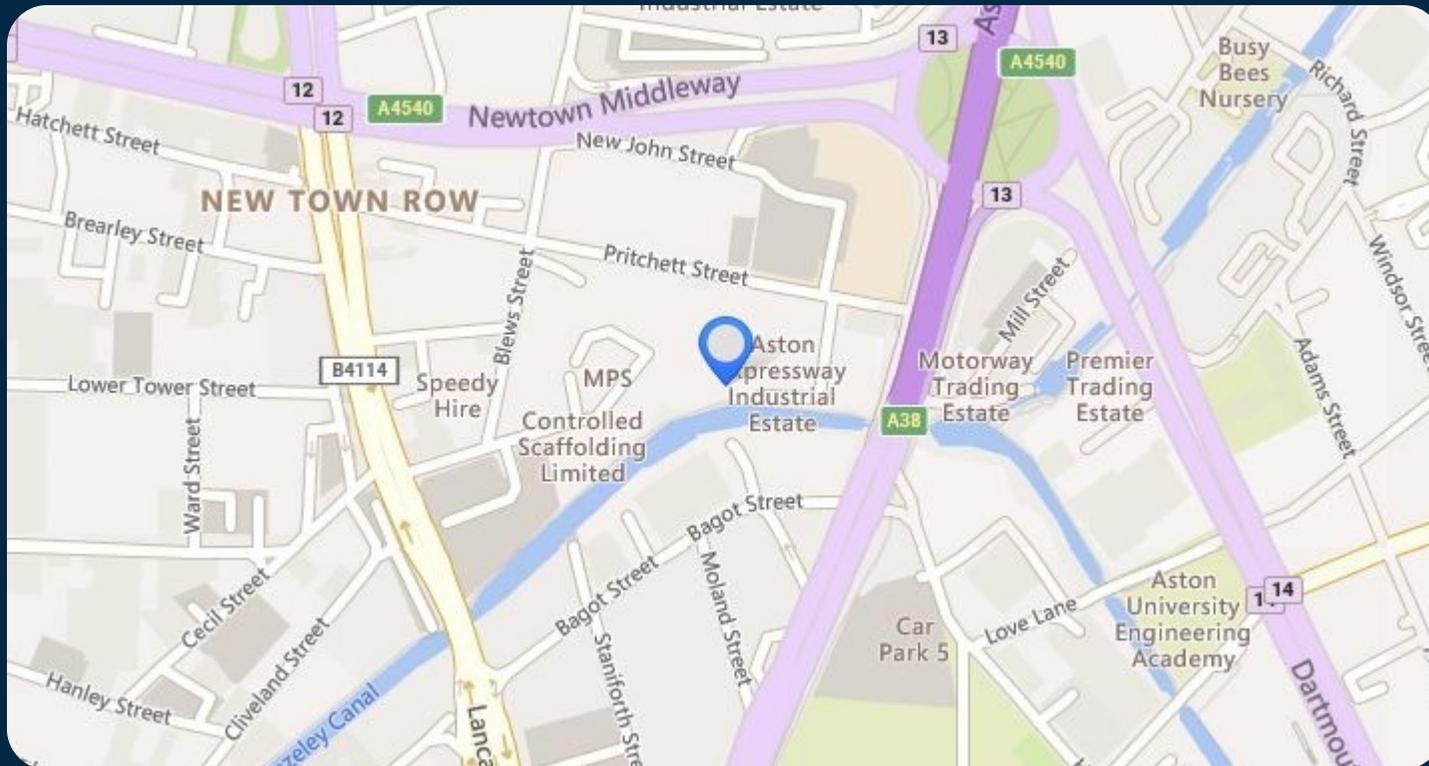
<https://find-energy-certificate.service.gov.uk/energy-certificate/0290-2980-0346-3880-1000>

## VAT

This property is registered for VAT (Value Added Tax).

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### Service Charge

The premises benefit from all mains services, which are connected on, or adjacent to, the subject premises.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations as to their suitability.

### Legal Costs

Each party is to bear their own legal and surveyors costs incurred in this transaction.



### Viewing

Strictly by appointment with the agent Bromwich Hardy or Siddle Jones.



#### Caine Gilchrist

Contact us with any queries about the property or to book a viewing

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#### Tom Bromwich

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