



# TO LET

## INDUSTRIAL / TRADE COUNTER UNIT

UNIT 12 MAPLE BUSINESS PARK  
WALTER STREET  
ASTON, B7 5ET



**2,190 sq. ft. (203.53 sq. m.) approx. GIA**

- Easy access to Junction 6 of the M6 Motorway
- Prominent main road frontage on a popular trade park
- Fully refurbished
- Minimum working height of 5.3m

FOR AND ON BEHALF OF **threadneedle.**

**harrislamb**  
PROPERTY CONSULTANCY

**0121 455 9455**

Grosvenor House 75-76 Francis Road Edgbaston Birmingham B16 8SP

[www.harrislamb.com](http://www.harrislamb.com)

**Location:**

The property is 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 City Sprint, HSS Hire, Andrew Page & Euro Car Parts.

**Description:**

The property comprises a modern, refurbished end terrace industrial / trade counter premises with excellent prominence to the B4144 Walter Street and benefits from:

- Steel portal frame construction.
- Painted concrete floor.
- 5.3m minimum working height.
- Electric roller shutter door.
- LED lighting.
- Ground floor trade counter / office accommodation.
- Male & female WC's.
- Kitchenette.

**Accommodation:**

	Sq. m.	Sq. ft.
Warehouse	146.63	1,578
Offices / Trade Counter	56.90	612
<b>TOTAL GIA</b>	<b>203.53</b>	<b>2,190</b>

**Tenure:**

The unit is available on a new Full Repairing and Insuring lease for a term of years to be agreed.

**Rental:**

£18,615 per annum, exclusive.

**Business Rates:**

Rateable Value (2017): £18,000.

**Energy Performance Certificate:**

D (88).

**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.

**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.

**Legal Costs:**

Each party to bear their own legal costs.

**VAT:**

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

**Viewing:**

Strictly via sole agents:

**Harris Lamb**  
**75-76 Francis Road**  
**Edgbaston**  
**Birmingham**  
**B16 8SP**

**Contact:** Alex Eagleton  
**Email:** alex.eagleton@harrislamb.com  
**Tel:** 0121 455 9455

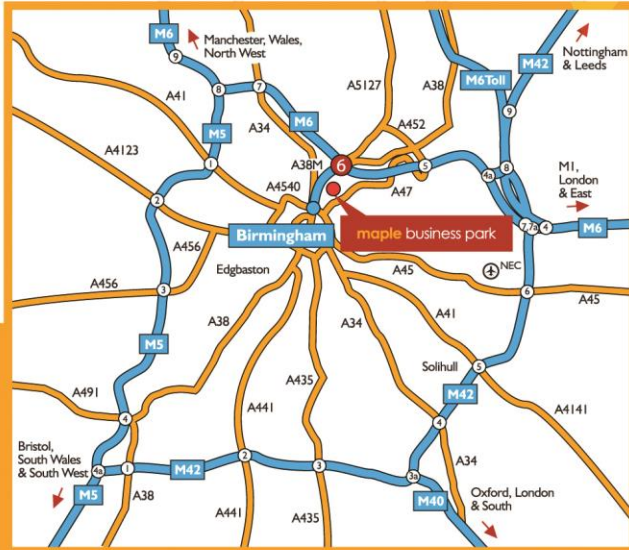
**Ref:** G3212  
**Date:** September 2020

**Subject to Contract**

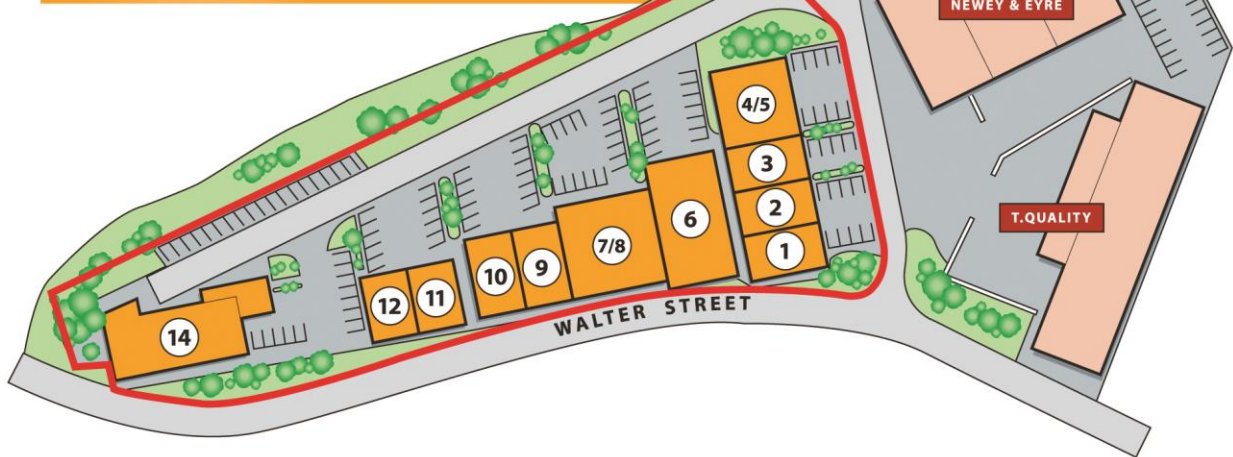


# maple business park

WALTER STREET | BIRMINGHAM | WEST MIDLANDS | B7 5ET



FOR SATELLITE NAVIGATION  
PLEASE USE: B7 5ET



**Misrepresentation Act 1967**

**IMPORTANT.** These particulars do not form part of any contract. Harris Lamb are not authorised to give or make any warranty or representation on behalf of any party. Whilst information and particulars are given in good faith intending purchasers or tenants must satisfy themselves independently as to the accuracy of all matters on which they intend to rely. All negotiations are subject to contract.

REF: 13029 June 2013. Designed and produced by Newmans Limited. Tel: 0121 580 8220