



# METEOR PARK BIRMINGHAM

Argyle Street, Aston B7 5TE

## TO LET

New Industrial/Warehouse Units

**unit 1** 37,042 sq ft (3,441 sq m)

**unit 2** 22,235 sq ft (2,066 sq m)

**unit 3** 58,609 sq ft (5,445 sq m)

**unit 4** 115,067 sq ft (10,690 sq m)

## Location

The scheme is located on Argyle Street off Cuckoo Road in the Aston area of Birmingham. Birmingham City Centre lies approximately 3 miles to the south west of the development accessed from Argyle Street and Cuckoo Road via the A5127 Lichfield Road, which provides direct access to Junction 6 of the M6 motorway immediately to the north of the development.

## Specification

The development comprises 4 new industrial warehouse units of single storey steel portal frame construction with profile steel sheet cladding. The units include ground floor reception, first floor offices and staff facilities with the main specification as follows:

### Industrial/Warehouse Area

- Grade loading access via sectional overhead drive-in doors to Units 1 & 2. Units 3 & 4 will also benefit from both grade and dock level door access
- Power floated concrete floor providing a floor loading of 50KN/m<sup>2</sup> (1,000 lbs/sq ft)
- 3 phase electricity

### Office Area

- LG3 category II lighting
- Carpet tiled floors
- Suspended ceilings
- Fully accessible raised floor at first floor level with floor boxes providing small power
- Gas central heating

### External

- Gated and fenced service yards/hardstanding with external lighting
- Designated car parking

## Accommodation

### Gross External Areas

<b>Unit 1</b>	37,042 sq ft <b>Clear height</b>	3,441 sq m 8 m
<b>Unit 2</b>	22,235 sq ft <b>Clear height</b>	2,065 sq m 8 m
<b>Unit 3</b>	58,609 sq ft <b>Clear height</b>	5,445 sq m 10 m
<b>Unit 4</b>	115,067 sq ft <b>Clear height</b>	10,690 sq m 12 m

### Terms

On application.

### Planning

The units are suitable for uses falling within Use Classes B1(c), B2 and B8.

### Service Charge

A service charge may be levied for maintenance and common services across the estate.

### Further Details

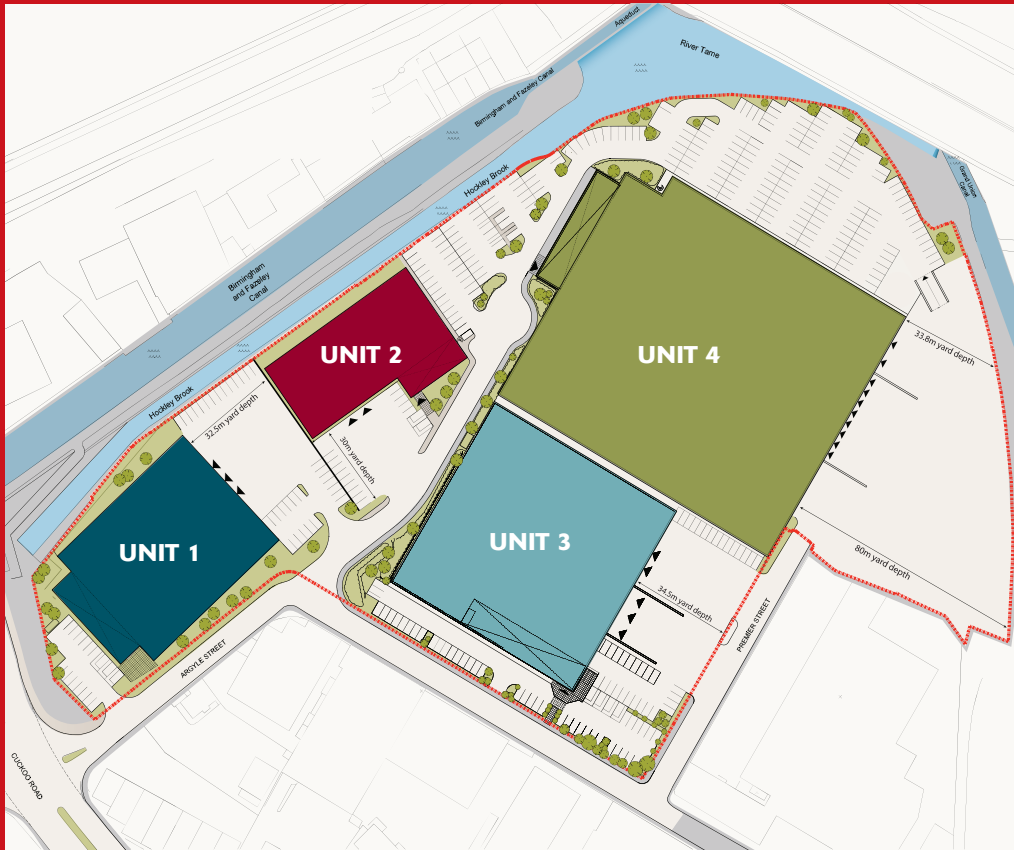
For further information please contact Simon Lloyd/John Sambrooks at DTZ or Mike Price at Knight Frank

# METEOR PARK BIRMINGHAM

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





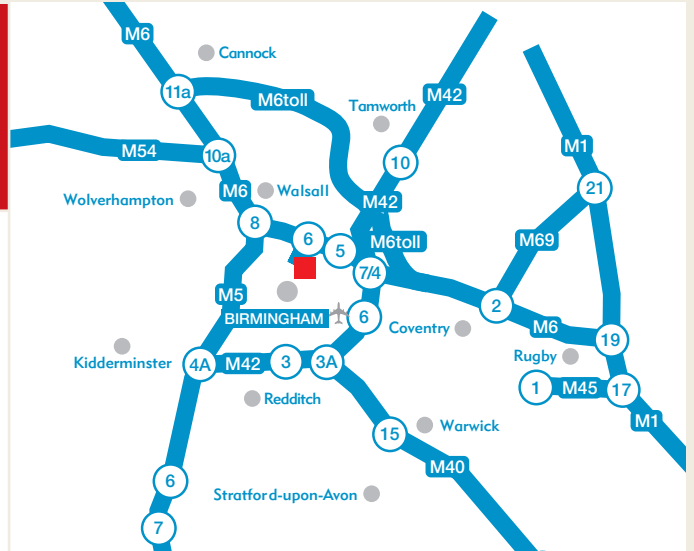


**SEGR****O**  
SLOUGH ESTATES GROUP

## Directions

From Junction 6 of the M6, follow signs for the A38 (NE) Birmingham then A5127 Lichfield Road/Star City.

Sat Nav Ref. B7 5TE



Mike Price



Simon Lloyd or  
John Sambrooks

SEGRO supports the Code of Practice for Commercial Leases (see [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk)). These particulars are believed to be correct at publication date but their accuracy cannot be guaranteed and they do not form part of any contract 07/2007

DTZ and Knight Frank for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) DTZ and Knight Frank cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of DTZ and Knight Frank has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents quoted in these particulars may be subject to VAT in addition; (v) DTZ and Knight Frank will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements. 07/07

Designed and produced by Barques Design. Tel: 0121 233 2080

To find out more call, or visit our website

**0121 486 1086**

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

[SEGRO.com](http://SEGRO.com)

**SEGRO**  
SLOUGH ESTATES GROUP