



Aston Expressway  
to Birmingham City Centre

M6 North to  
Stoke-on-Trent,  
Manchester

**A5127** Lichfield Road

**J6**

Unit 4  
**Meteor  
Park**

**M6**

M6 South  
for M42, M40 and  
Solihull NEC

Unit 4  
**Meteor  
Park**

**Modern Industrial/Distribution Unit  
To Let**

10,481.74 sq m (112,825 sq ft)

Aston, Birmingham B7 5TH

12.45m haunch height | 2 Yards | ½ mile J6 M6 motorway

Meteor Park provides 4 modern industrial/distribution units situated on Meteor Way/Argyle Street in Aston, Birmingham.

The Park has immediate access to J6 of the M6 motorway via A5127 Lichfield Road.

Unit 4 provides a high quality manufacturing / distribution facility with 2 yards.

### SPECIFICATION

The unit benefits from:

#### Warehouse:

- 12.45m haunch height
- FM2 flatness floor
- 50 kN/sq m floor loading capacity
- 8 dock level doors
- 2 ground level doors
- 11 warm air gas blower heaters
- Warehouse lighting

#### External

- Car parking to front elevation
- Gated secure concrete surfaced yard
- Loading yard max 80m/av 50m depth
- Additional parking/storage yard
- Separate car and commercial vehicle access points

#### Offices

- LG3 Cat II lighting
- Carpet tiled floor
- Boardroom and cellular offices
- Raised floor with floor boxes
- Canteen
- Tea point
- WC's
- Platform lift
- Reception
- Shower

### ACCOMMODATION

Floor	Description	sq m	sq ft
Ground	Reception	68.45	737
First	Offices	372.95	4,014
First	Canteen	128.80	1,386
Ground	Warehouse	9,911.54	106,688
<b>Total Gross Internal Area</b>		<b>10,481.74</b>	<b>112,825</b>

### TENURE

Available by way of an assignment of the existing lease which expires 31 December 2021. Lease protected by Landlord and Tenant Act 1954.

### PASSING RENT

£546,568 per annum exclusive. (£4.85 per sq ft).

### BUSINESS RATES

Rateable Value £500,000.

### SERVICES

All mains services are connected to the unit. We have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

### LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

### SERVICE CHARGE

An estate service charge is payable in respect of the upkeep of the common parts. The tenant's liabilities have been capped. Further information available from the joint agents.

### EPC

The unit has a energy performance rating of B.

### FIXTURES AND FITTINGS

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the transaction.

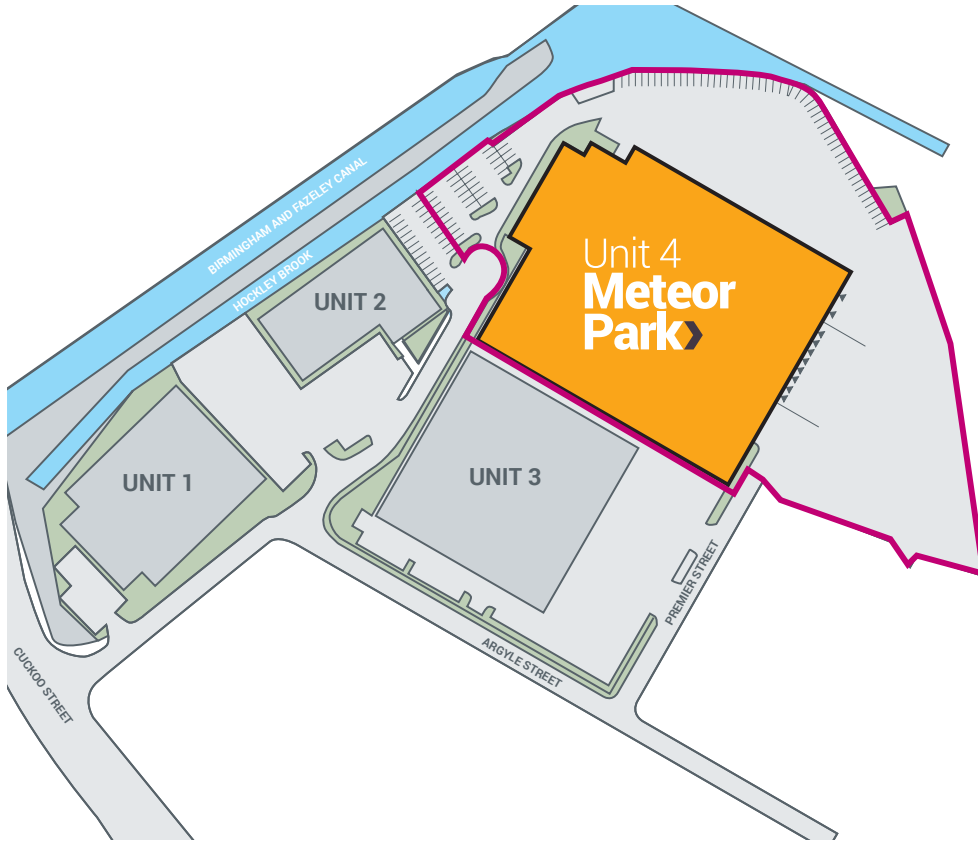
### VAT

VAT is applicable.

# Unit 4 Meteor Park







**VIEWING**

Strictly by appointment with the joint agents.

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GRANBY MARTIN VINE  
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# Unit 4 Meteor Park

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