



**Aston Hall Road, Birmingham**  
**B6 7FE**

- ▶ 18 new industrial/warehouse units
- ▶ Prominent position fronting main arterial route
- ▶ 3,423 up to 3,859 sq ft

**To Let**

**Final 2 units available**







# THE SITE

- ▶ Located at the entrance to the Advance Manufacturing Hub and ideally situated to serve the city centre and the Greater Birmingham area
- ▶ 5 minute walk to Aston train station and just 11 miles to Birmingham Airport
- ▶ Immediately adjacent to junction 6 of the M6 providing access into and out of Birmingham
- ▶ Only 9 miles from the M42, 21 miles from the M40 and 35 miles from the M1
- ▶ Situated outside the Birmingham Clean Air Zone
- ▶ The site is located only 5 minutes from Birmingham Wholesale Markets

## Local Occupiers

- |                        |                    |
|------------------------|--------------------|
| 1 Salts Healthcare Ltd | 10 Johnstones      |
| 2 Mayflex              | 11 Motorpoint      |
| 3 Howdens              | 12 DHL Parcel UK   |
| 4 Rexel                | 13 Royal Mail      |
| 5 Hydraforce           | 14 Graham Plumbing |
| 6 Y International      | 15 Boels           |
| 7 IMI Truflo Marine*   | 16 PTS             |
| 8 Toolstation          | 17 East End Foods  |
| 9 Screwfix             | 18 Goals           |

\*Under construction





# THE ACCOMMODATION

All areas are approximate on a GEA sq ft basis.

1	Ground Floor 2,832 First Floor 1,059 Total 3,891 Car Park Spaces 4	6	Ground Floor 2,343 First Floor 1,060 Total 3,403 Car Park Spaces 4	10	Ground Floor 2,815 First Floor 1,034 Total 3,849 Car Park Spaces 4	15	Ground Floor 5,905 First Floor 1,691 Total 7,569 Car Park Spaces 6
2	Ground Floor 3,650 First Floor 1,139 Total 4,789 Car Park Spaces 4	7	Ground Floor 2,349 First Floor 1,065 Total 3,414 Car Park Spaces 4	11	Ground Floor 2,821 First Floor 1,038 Total 3,859 Car Park Spaces 4	16	Ground Floor 5,925 First Floor 1,683 Total 7,608 Car Park Spaces 5
3	Ground Floor 3,081 First Floor 963 Total 4,044 Car Park Spaces 4	8	Ground Floor 5,509 First Floor 1,647 Total 7,156 Car Park Spaces 5	12	Ground Floor 2,814 First Floor 1,034 Total 3,848 Car Park Spaces 4	17	Ground Floor 6,072 First Floor 1,750 Total 7,822 Car Park Spaces 6
4	Ground Floor 2,970 First Floor 921 Total 3,891 Car Park Spaces 4	9	Ground Floor 2,579 First Floor 949 Total 3,528 Car Park Spaces 4	13	Ground Floor 3,832 First Floor 1,407 Total 5,239 Car Park Spaces 4	18	Ground Floor 7,021 First Floor 1,746 Total 8,767 Car Park Spaces 4
5	Ground Floor 2,412 First Floor 1,011 Total 3,423 Car Park Spaces 3			14	Ground Floor 7,928 First Floor 2,269 Total 10,197 Car Park Spaces 6		



**VAT**  
All figures within these terms are exclusive of VAT where applicable.

**Service Charge**  
There is an estate service charge for the upkeep and maintenance of the communal areas and further details are available on request.

**Utilities**  
Gas, electric and water.

**Legal Costs**  
All parties are responsible for their own legal costs.

**Anti-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.

Ground Floor

First Floor



# UNITS 5, 11

3,423 up to 3,859 sq ft

## General Specification

Flexible industrial/warehouse units with fully fitted first floor offices available for occupation now.



8.5m clear  
internal height

37.5kN sq m  
floor loading

Electric  
loading doors

CCTV managed  
and monitored



Ability to  
combine units

Fitted first floor  
offices

Landscaped  
environment

24/7  
site access

## Planning Use

E(g) (formerly B1), B2 and B8 (industrial and warehouse) uses.

## Terms

The units are available to let on a leasehold basis.







# GREEN CREDENTIALS

The scheme will ensure a decrease in CO2 emissions over 2013 Buildings Regulations. As a result, occupation costs to the end user will be reduced.


The green initiatives include:




Low air permeability design




Electric vehicle charging points




Photovoltaic panels on units 2, 3 & 4




Reduced CO2 emissions




15% warehouse roof lights increasing natural lighting



High performance insulated cladding and roof materials



Secure cycle parking



Excellent public transport links



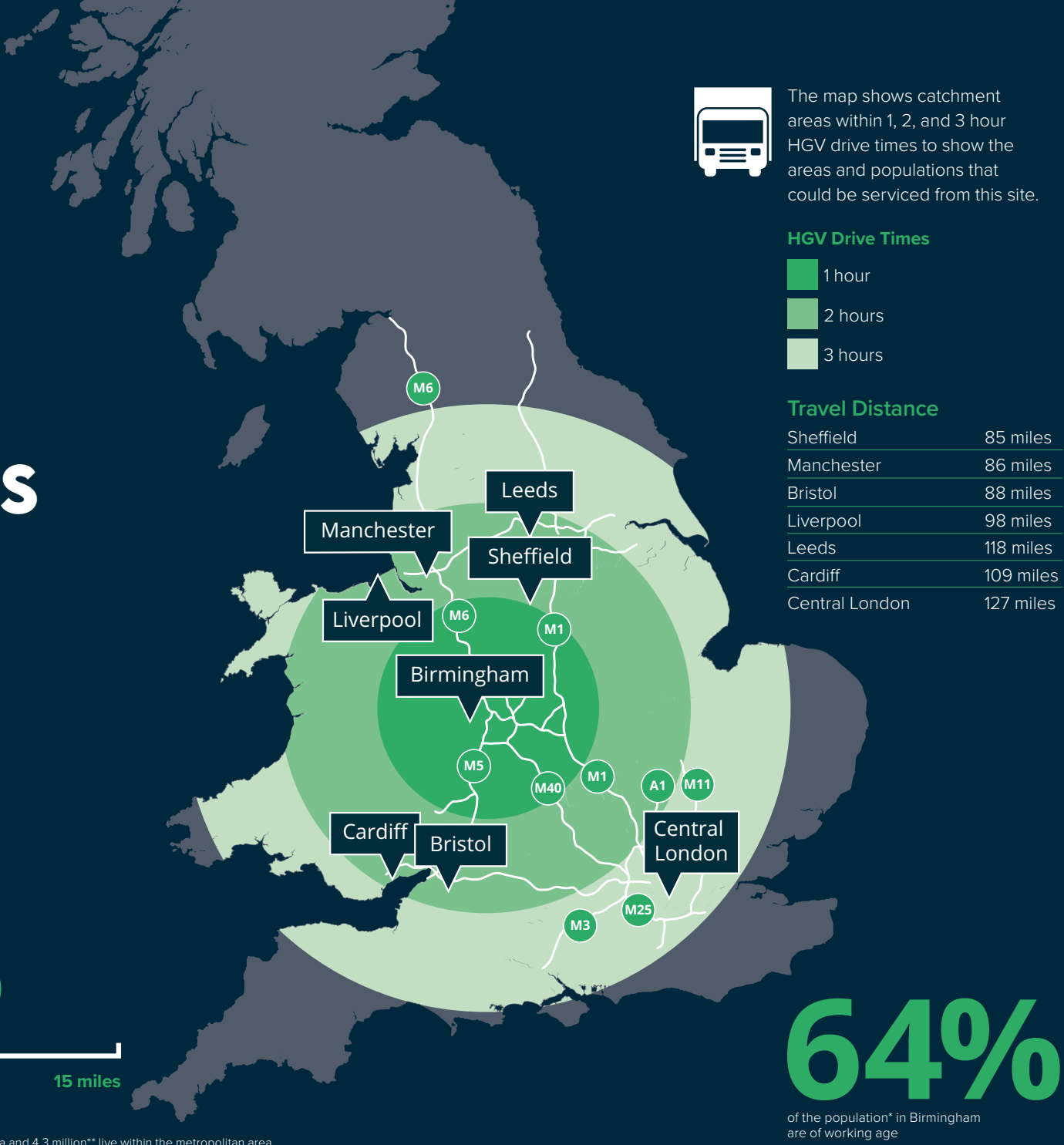
# BIRMINGHAM

At the heart of the UK, Birmingham is the second largest city region and part of the West Midlands. Birmingham is home to world-class businesses, major R&D facilities, innovative entrepreneurs, renowned universities and one of the youngest populations in Europe. It is a dynamic, thriving and business-focused city, being well connected and with a highly skilled talent pool.

# DEMOGRAPHICS



1.14 million people\* live within Birmingham City, 2.9 million people\*\* live within the urban area and 4.3 million\*\* live within the metropolitan area.  
\* birmingham.gov.uk \*\*[https://www.espon.eu/sites/default/files/attachments/fr-1.4.3\\_April2007 final.pdf#page=119](https://www.espon.eu/sites/default/files/attachments/fr-1.4.3_April2007%20final.pdf#page=119)



# TRAVEL DISTANCES

Urban Express Park, Aston Hall Road, Birmingham, B6 7FE

## Road

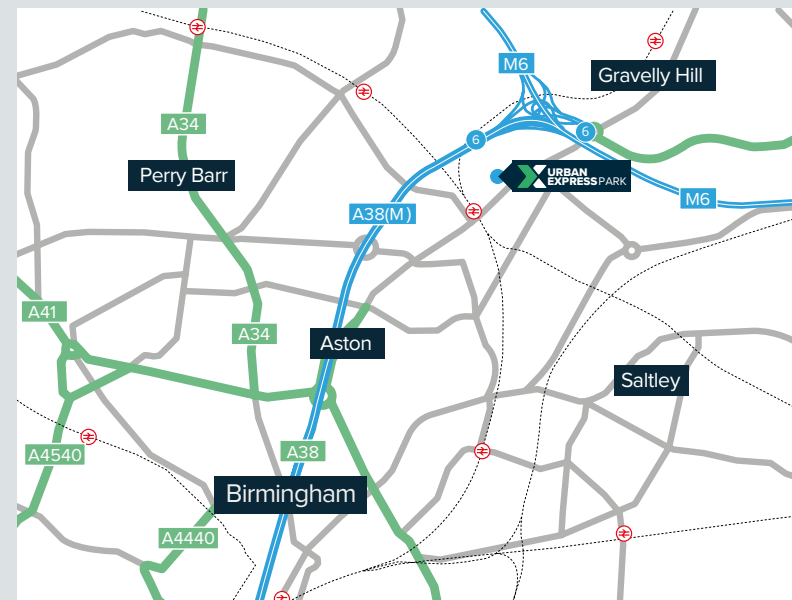
M6 (J6)	0.5 miles
Birmingham City Centre	2 miles
M42	9 miles
M40	21 miles
M1	35 miles

## Rail

Aston Rail Station	0.4 miles
To Birmingham Moor St	8 mins
To Birmingham New St	9 mins

## Airport

Birmingham Airport	11 miles
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More information available through the joint marketing agents:



darbykey.co.uk

**0121 647 3541**

**James Darby**  
07951 147417

**Chris Key**  
07951 147421



**GERALDEVE**  
A NEWMARK COMPANY

**0121 616 4800**  
geraldev.com

**Sam Pearson**  
07557 587826

**Ellie Crathern**  
07385 393991

Developed and managed by

**NORTHWOOD**  
URBAN LOGISTICS

**Mark Evans 07818 075840**

markevans@northwoodinvestors.com

www.northwoodurbanlogistics.com

Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted. November 2024.