



PRELIMINARY DETAILS

INDUSTRIAL/ WAREHOUSE UNITS TO LET

**LONG ACRE TRADING ESTATE
ASTON, BIRMINGHAM, B7 5JD**



5,113 – 25,727 sq.ft (475.06 – 2,390 sq.m)
(Approx. Gross Internal Area)

- To be refurbished
- 6.25 – 6.50m eaves
- Junction 6 M6 Motorway approx. 0.5 miles distant





Location:

Long Acre Industrial Estate is located approximately 0.5 miles from junction 6 of the M6 Motorway at its junction with the A38 (M).

Aston Station is also within walking distance of the Estate with Birmingham City Centre approximately 3.5 miles distant.

Long Acre is accessed off the B4137 and the Lichfield Road.

Description:

The units are of steel portal frame construction with translucent roof lights. In the main the units benefit from the following:

- The warehouse space is both heated and lit
- 6.25m – 6.50m eaves height
- Toilet facilities
- Office accommodation
- Level access roller shutter access
- The premises will be refurbished

Accommodation:

Please see current availability schedule.

Tenure:

New leases are available for a term of years to be agreed.

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 be responsible for their own legal costs incurred in any transaction.

Service Charge:

A service charge is levied by the Landlord in respect of common areas and maintenance of the Estate.

Money Laundering:

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/ leasing entity.

VAT:

All prices quoted are exclusive of VAT

Viewing:

Strictly via joint agents:

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

Thomas Morley
thomas.morley@harrislamb.com
07921 974 139

Neil Slade
Neil.slade@harrislamb.com
07766 470 384

Or our Joint Agents

Knight Frank
0121 200 2220

Ref: G7376
Date: June 2024

Subject To Contract



LONG ACRE TRADING ESTATE AVAILABILITY SCHEDULE JUNE 2024

Unit	Sq.ft.	Rent (per sqft)	Rateable Value 2023	Comments
1	5,134	£10	Units 1-5 Combined Rateable Value £119,000	Available
2	5,113	£10		Available
3	5,119	£10		Available
4	5,163	£10		Available
5	5,198	£10		Available
7	11,789	£9.25	£66,000	Available
8-9	12,886	£9.25	£74,500	Available

Units 1-5 are available as a whole or alternatively can be split to satisfy requirements from 5,000 sqft up to 25,727 sqft.

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