



TO LET

MODERN INDUSTRIAL WAREHOUSE PREMISES

UNIT 2 METEOR PARK, ASTON, BIRMINGHAM, B7 5TE



22,235 sqft
(2,065 sqm) approx

MODERN 'GRADE A' SPECIFICATION – TO BE REFURBISHED (SUMMER 2025)

DETACHED BUILDING WITH DEMISED YARD AND PARKING SPACES

IMMEDIATE ACCESS TO J6 M6 & LINKS TO BIRMINGHAM CITY CENTRE





LOCATION

The property is situated on Meteor Park, 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.

DESCRIPTION

The subject property is of single storey steel portal frame construction with profile steel sheet cladding. The unit provides ground floor reception, first floor offices and staff facilities with the main specification as follows:

WAREHOUSE

- 9m eaves
- Power floated 50kn/m2 concrete floor
- 3-phase electricity (400a supply)
- 2 electric ground level access doors

OFFICES

Ground floor reception and welfare facilities with open plan offices to first floor, providing:

- Carpet tiled floors
- Suspended ceilings
- Raised floor at first floor level with floor boxes
- Gas central heating and LG3 category II lighting
- Passenger lift
- External service yard with external lighting
- Designated lorry and car parking

ACCOMMODATION

	sqm	sqft
Warehouse	1,786.9	19,235
GF Offices	75.4	812
FF Offices	203.3	2,188
TOTAL GIA (approx)	2,065.6	22,235

TENURE/ RENT

The property is available by way of an assignment or sub-lease of a lease expiring 31st August 2028 with a passing rent of £233,233 + VAT per annum. Alternatively, a new lease for a longer term is possible by way of separate negotiation and subject to simultaneous surrender of the lease.

RATES

2023 Warehouse & Premises (£134,000 RV)

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.

EPC

EPC Rating: B

PLANNING

The unit is suitable for uses falling within Use Classes E(g), B2 and B8.

SERVICE CHARGE

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

VAT

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

ANTI-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

VIEWING

Strictly via sole agents:

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

Tel: 0121 455 9455

Contact: Neil Slade or Ashley Brown

Email: neil.slade@harrislamb.com
ashley.brown@harrislamb.com

Date: March 2025

SUBJECT TO CONTRACT

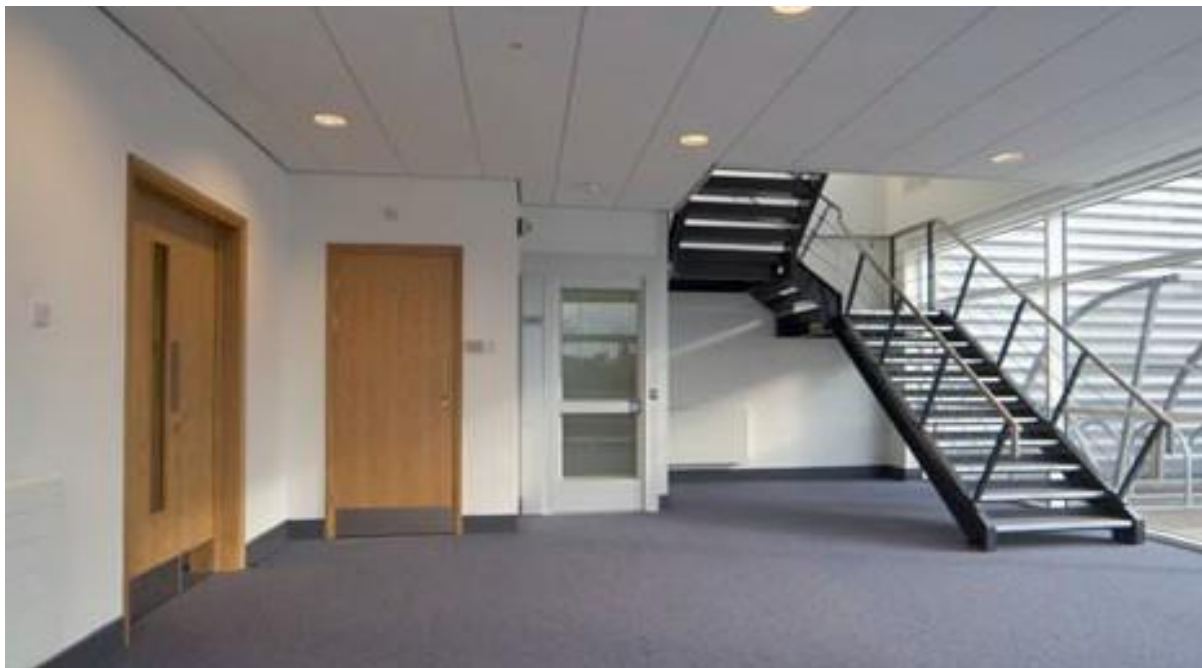




LIBRARY IMAGES OF METEOR PARK, ASTON



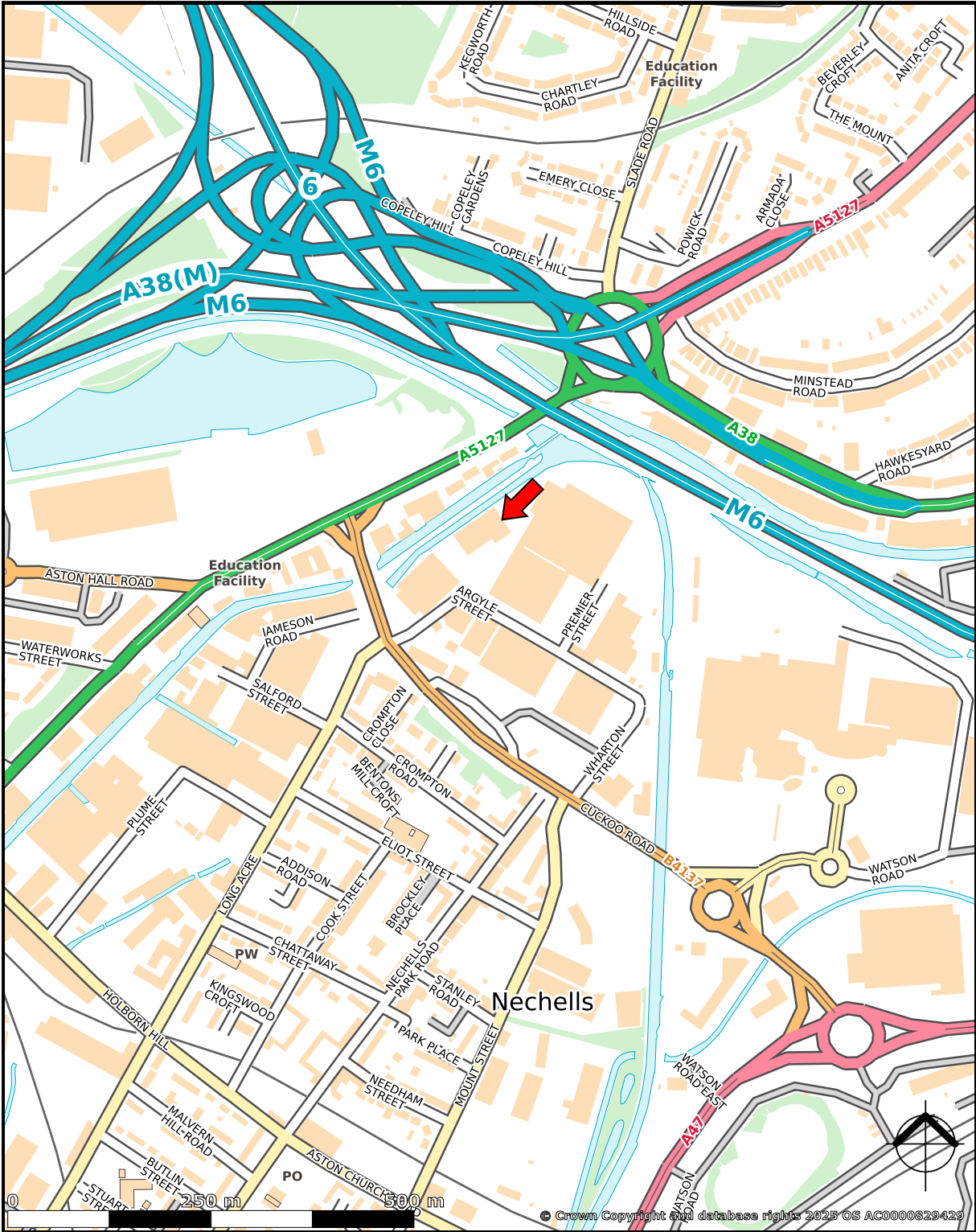
TYPICAL UNIT AS SHOWN





METEOR PARK, ASTON





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