/INDURENT



Industrial

UNIT 52 | CUCKOO TRADE PARK

Cuckoo Road, Aston, Birmingham, B7 5SY

UNIT 52 | 1,215 SQ FT

Modern industrial unit

This unit can be leased with Unit 53 for 2,430sqft total space.
Cuckoo Trade Park offers modern industrial units in a highly visible roadside location next door to Greggs, ideal for trade counter businesses and light industrial operations.
With unit sizes ranging from 1,200 to 1,400 sqft, the estate provides 24-hour access, a communal yard, and shared car parking, ensuring ease of operation for tenants. The park also benefits from attractive landscaping and proximity to local amenities, creating a well-maintained and convenient business environment.
Strategically positioned fronting Cuckoo Road, Cuckoo Trade Park enjoys exceptional transport links. The M6 motorway is just 1 mile away, providing quick access to regional and national routes. Aston Train Station is within 1 mile, and Birmingham city centre is only 9 miles away, making it an ideal location for businesses looking for high accessibility and visibility.

Lease Type	New



Unit Summary

- Premier Industrial Location
- 24 Hour Access
- Ideal Trade Counter Units
- Close to Transport
- Car Parking
- Electric Roller Shutter Door

	Per Annum	Per Sq Ft
Rent	£18,600.00	£15.31
Rates	£5,940.00	£4.89
Maintenance Charge	£3,802.95	£3.13
Insurance	£243.00	£0.20
Total Cost	£28,585.95	£23.53

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief or read our rates blog.

For more info please visit: unit.info/UIP0100236

+44(0) 808 169 7554

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Location

Cuckoo Trade Park is exceptionally located, fronting onto Long Acre, providing easy access to the M6, A38 and Birmingham City Centre

Road
M6: 1 mile

Airport
Birmingham: 9 miles

Rail
Aston Train Station: 1 mile

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	B (44)

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Key Contact



Rebecca Beddows
Senior Customer Engagement Manager

"Rebecca joined Indurent in 2019 and is our Customer Engagement Manager for our properties in the Midlands. Please drop Rebecca a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of indurent.com"

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