/INDURENT



Industrial

UNIT 53 | CUCKOO TRADE PARK

Cuckoo Road, Aston, Birmingham, B7 5SY

UNIT 53 | 1,215 SQ FT

Modern industrial unit

This unit can be leased with Unit 52 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/UIP0100237

+44(0) 808 169 7554

Industrial

UNIT 53 | CUCKOO TRADE PARK

Cuckoo Road, Aston, Birmingham, B7 5SY

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 (27)

/INDURENT

enquiries@indurent.com
+44(0) 808 169 7554

www.indurent.com

Follow us

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"

+44(0) 808 169 7554