Maple Business Park

Aston | Birmingham | B7 5ET

Modern Industrial /Warehouse /Trade Counter Units

2,641-6,309 sq ft
(245.35-586.11 sq m)

TO LET



- Established and popular estate
- Birmingham City Centre approximately 2 miles
- Junction 6 M6 approximately 1 mile
- Excellent road frontage with trade counter potential





Location

Maple Business Park is a well-established industrial, warehouse and trade counter estate comprising a range of units in a strategic location being only approximately 1 mile to Junction 6 of the M6 motorway (Spaghetti Junction) providing excellent access to the M5, M42 and national motorway network.

The estate is situated just off the B4144 Walter Street which provides access to the A5127 Lichfield Road. Birmingham City Centre is located approximately 2 miles to the south-west of the estate.

The estate lies outside of the Birmingham Clean Air Zone (CAZ) and is less than 1 mile away from both Duddeston and Aston Railway Stations offering frequent rail links.

Nearby occupiers include:

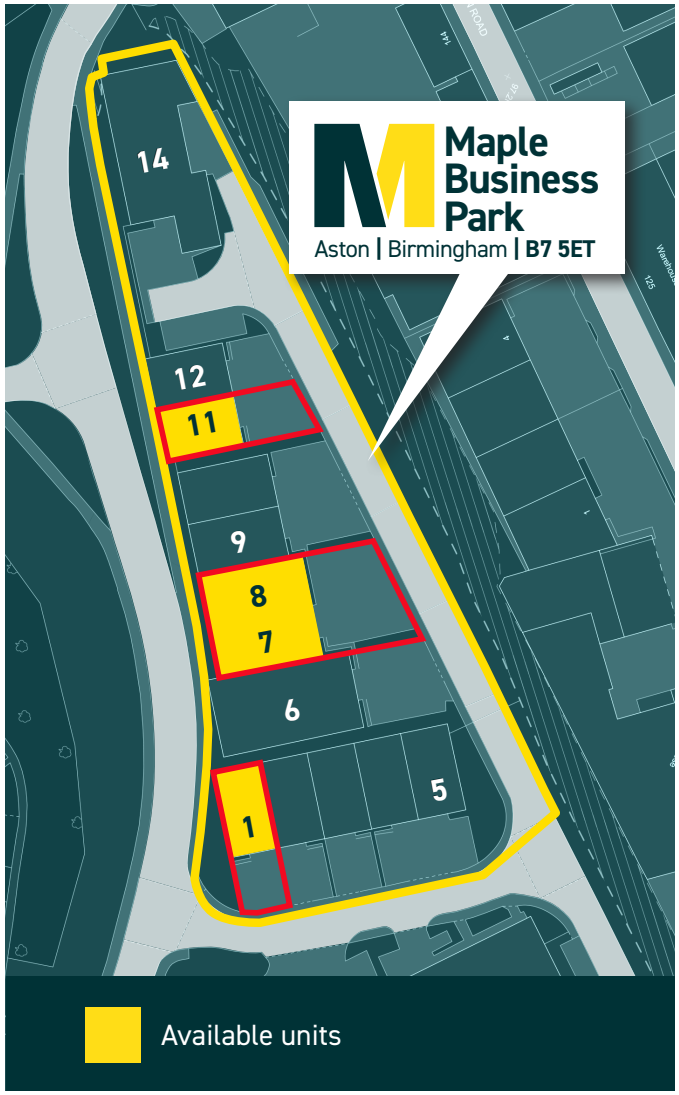
euro CAR PARTS · eurocell · Edmundson Electrical · Nutter's Fastenings Ltd. · central electrical distributors

Specification

The units have either been refurbished or will be refurbished to provide the following specification-

- **Steel portal frame construction**
- **Painted concrete floors**
- **New LED lighting**
- **Eaves heights ranging from 5.15m to 6.18m**
- **Fitted mezzanine offices**
- **Electric roller shutter door(s)**
- **Toilet accommodation**
- **Demised car parking**

Availability







Unit 1

To be Refurbished

Total GIA: 2,641 sq ft (245.35 sq m)

Warehouse: 1,776 sq ft (164.99 sq m)

Offices: 864 sq ft (80.26 sq m)

Quoting Rent: £12 per sq ft

Eaves height: 5.15m (Min. working height)

Rateable Value (2026): £24,000

EPC: Rating C (51)

Availability: End of Q4 2026





Unit 7 & 8

Refurbished

Total GIA: 6,909 sq ft (641.85 sq m)

Warehouse: 6,642 sq ft (617.05 sq m)

First Floor Offices: 267 sq ft (24.80 sq m)

Quoting Rent: £11 per sq ft

Eaves height: 5.31m (Min. working height)

Rateable Value (2026): £49,750

EPC: Rating B (41)

Availability: Immediate





Unit 11

Refurbished

Total GIA: 2,697 sq ft (250.55 sq m)

Warehouse/Ancillary: 2,098 sq ft (194.9 sq m)

Offices: 599 sq ft (55.65 sq m)

Quoting Rent £12 per sq ft

Eaves height: 5.9m (Min. working height)

Rateable Value (2026): To be assessed.

EPC: Rating C (61)

Availability: Immediate

Terms
The units are available to let on new full repairing and insuring leases for a term to be agreed.

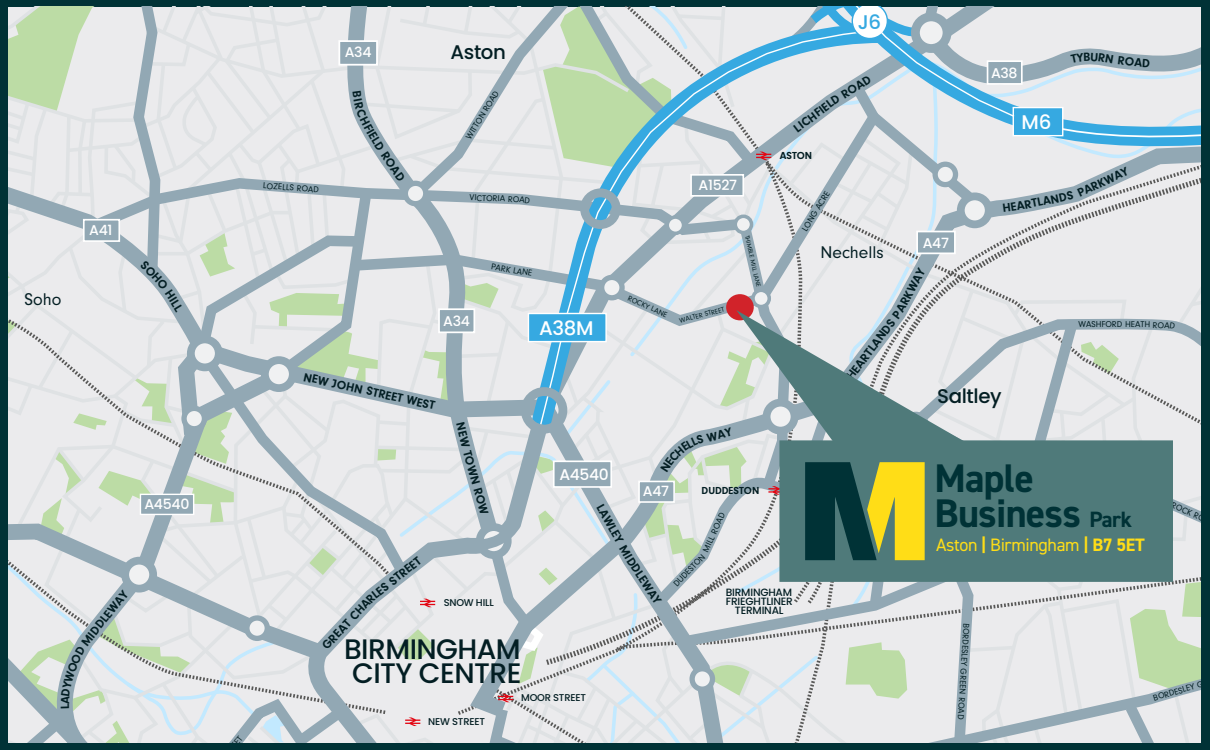
VAT
VAT will be charged at the prevailing rate.

Legal Costs
Each party to bear their own costs incurred in any transaction.

Estate Service Charge
An annual service charge is levied for the maintenance and up-keep of the common areas

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.







Distances

Junction 6 M6	1 mile
Birmingham	2 miles

Viewings

For further information or to arrange a viewing please contact:

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