Argyle Business Centre

Argyle Street, Aston, Birmingham, B7 5TE

FOCUS INDUSTRIAL



5 UNITS

1,012 – 5,998 SQ FT

TO LET

OVERVIEW

Argyle Business Centre comprises seven industrial warehouse units in a single terrace off Cuckoo Road in Aston, offering practical accommodation with level-access loading, three-phase power, office space and designated parking.

5

UNITS AVAILABLE

1,012 – 4,788

SQ FT UNIT SIZES



2.5 MILES

TO BIRMINGHAM CITY CENTRE

A38

LINK TO THE WIDER ROAD NETWORK

M6 J6

DIRECT VIA A5127 LICHFIELD ROAD

ACCOMMODATION

Five units are available individually or in combination, with the following approximate gross internal floor areas:

Unit	Size (sq ft)	Size (sq m)	Rent (per annum)	Rateable Value (2026)	Maintenance Charge (per annum)	EPC
173	1,012	94.02	£14,674	£12,750	£2,663.51	B (49)
175	1,258	116.87	£18,241	£13,750	£3,272.16	B (44)
176	1,248	115.94	£18,096	£13,750	£3,272.16	B (46)
177	1,249	116.04	£18,111	£15,500	£3,248.75	C (69)
178	1,231	114.36	£17,850	£13,750	£3,261.76	B (44)
Total	**5,998**	**557.23**				

KEY FEATURES

LOADING
Level-access loading door per unit

POWER
Three-phase power supply

OFFICE / WC
Provided in every unit

CLEAR HEIGHT
3.2 – 3.5 m to eaves

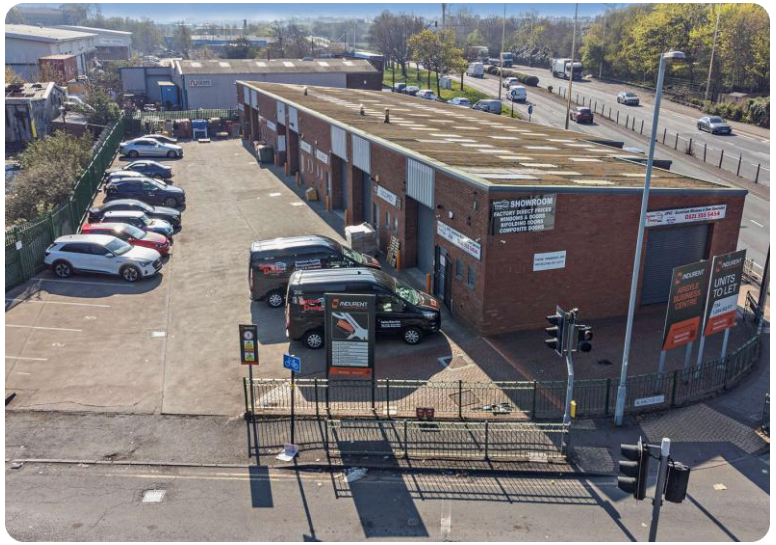
CONSTRUCTION
Steel portal-frame terrace

USE CLASSES
B2 / B8

Areas are approximate gross internal areas. Annual rents equate to £14.50 per sq ft per annum, rounded to the nearest pound, and are exclusive of VAT, business rates, maintenance charge and insurance.


173
OCCUPIED


175
OCCUPIED
174
OCCUPIED


SHOWROOM
UNITS TO LET







Arrange a viewing

For further information, to arrange a viewing, or to discuss availability at Argyle Business Centre, contact the letting agent directly.

LETTING AGENT

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

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

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

Misrepresentations Act: Harris Lamb on behalf of proposing vendors or lessors and on their own behalf give notice that: The accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations, and must satisfy themselves as to their accuracy. Harris Lamb nor any of their employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the Property whether on behalf of proposing vendors or lessors of Harris Lamb September 2026.