Argyle Business Centre

Argyle Street, Aston, Birmingham, B7 5TE

FOCUS INDUSTRIAL



2 UNITS

1,249 – 2,507 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.

2

UNITS AVAILABLE

1,249 – 1,258

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

Two 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
176	1,258	116.87	£18,241	£13,750	£2,827	B (46)
177	1,249	116.04	£18,111	£15,500	£2,777	C (69)
Total	**2,507**	**232.91**				

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

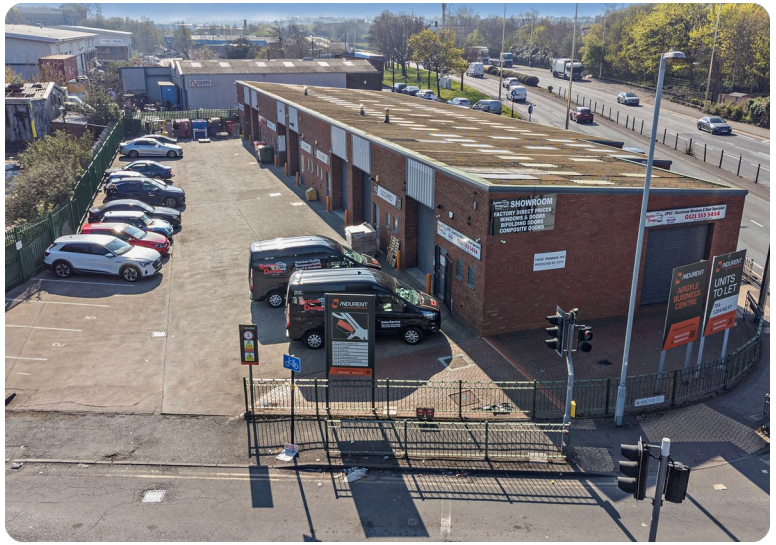
CONSTRUCTION
Steel portal-frame terrace

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.

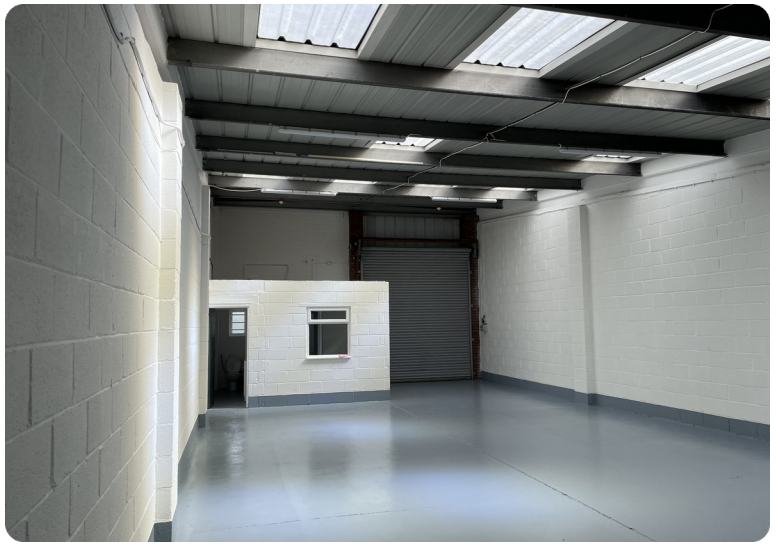

173
OCCUPIED


175
OCCUPIED
174
OCCUPIED


SHOWROOM
UNITS TO LET







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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.

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