



OCTAGON

BUSINESS CENTRE

Miller Street, Birmingham, B6 4NH

TO LET



**12 Modern
Industrial/Warehouse Units**



**2,101 – 3,911 sq ft
(units can be combined)**



**Birmingham City Centre
and M6 (within 5 minutes)**

LOCATION



Octagon Business Centre is situated in the well-established industrial area of Aston Birmingham, approximately 0.5 miles from A38 (M) and 2.5 miles from Junction 6 of the M6 motorway. Birmingham City Centre is only 1.0 miles to the south.



SPECIFICATION



Level access loading door



6.9 – 8.2m eaves height



First floor office



Designated car parking



Fenced and gated estate



Outside Birmingham Clean Air Zone



1.0 miles from Birmingham City Centre



ACCOMMODATION (GEA)

UNIT NO.	FLOOR	SQ M	SQ FT	EAVES HEIGHT	UNIT NO.	FLOOR	SQ M	SQ FT	EAVES HEIGHT	UNIT NO.	FLOOR	SQ M	SQ FT	EAVES HEIGHT
1	GF	214.96	2,314	8.2	5	GF	143.34	1,543	8.2	9	GF	195.12	2,100	6.9
	FF	96.74	1,041			FF	60.28	649			FF	66.29	714	
Total		311.70	3,355		Total		203.62	2,192		Total		261.41	2,814	
2	GF	211.46	2,276	8.2	6	GF	136.03	1,464	8.2	10	GF	193.26	2,080	6.9
	FF	92.33	994			FF	59.18	637			FF	64.83	698	
Total		303.79	3,270		Total		195.21	2,101		Total		258.09	2,778	
3	GF	141.48	1,523	8.2	7	GF	142.08	1,529	8.2	11	GF	242.80	2,613	6.9
	FF	61.50	662			FF	64.11	690			FF	82.80	891	
Total		202.98	2,185		Total		206.19	2,219		Total		325.60	3,504	
4	GF	142.34	1,532	8.2	8	GF	200.03	2,153	6.9	12	GF	268.49	2,890	6.9
	FF	60.56	652			FF	68.86	741			FF	94.84	1,021	
Total		202.90	2,184		Total		268.89	2,894		Total		363.33	3,911	



EPC

EPC available on request.

RENT/RATES/SERVICE CHARGE

On application.

TERMS

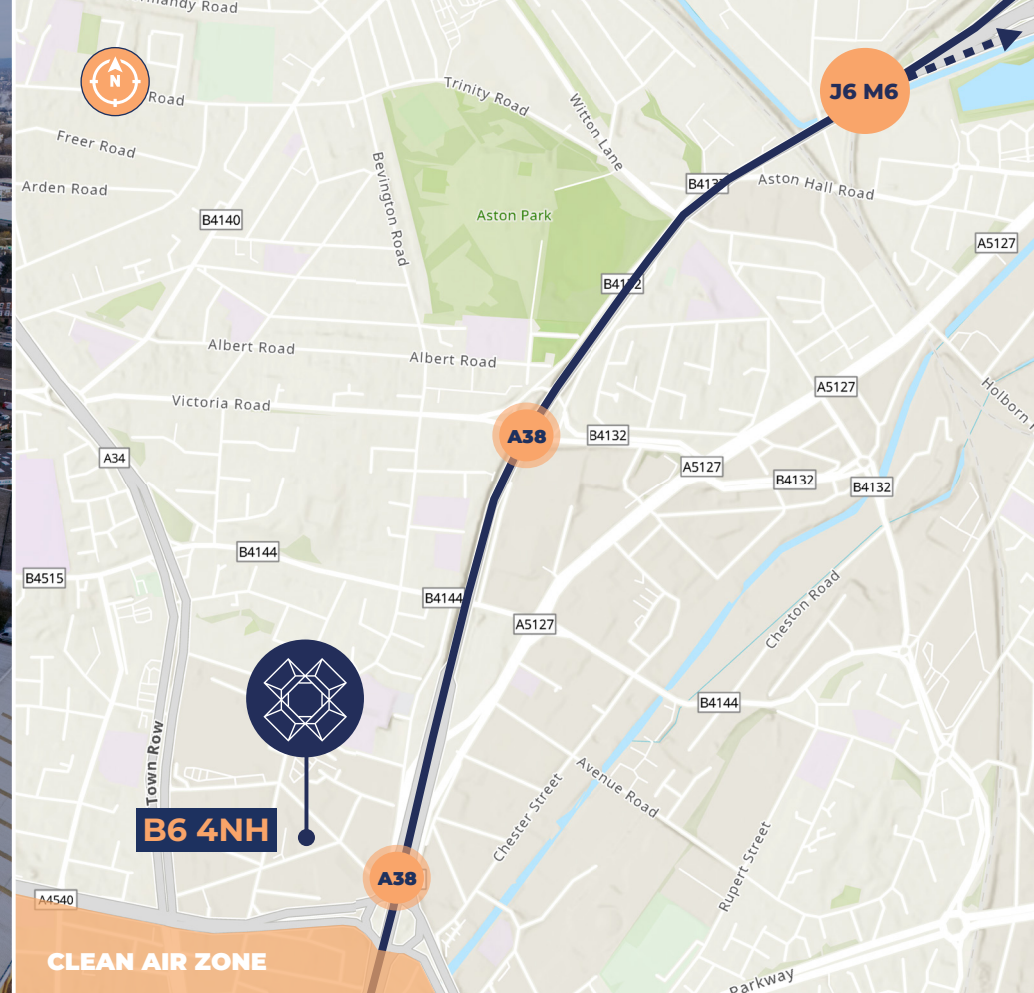
The units are available on a leasehold basis.

PLANNING

E(g) B2 and B8 (industrial and warehouse) uses.

LEGAL COSTS

Each party to be responsible for the payment of their own legal and surveyor's costs.



Garrison
REAL ESTATE

OCTAGON
BUSINESS CENTRE

JOHN SAMBROOKS

07919 624512

js@garrisonrealestate.co.uk

JON RYAN-GILL

07961 820757

jrg@garrisonrealestate.co.uk

ANTI MONEY LAUNDERING

The Anti Money Laundering Regulations 2017 and Proceeds of Crime Act 2002 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.

VIEWING

Strictly by appointment with the sole agents Garrison Real Estate Limited.

VAT

All figures within these terms are exclusive of VAT where applicable.

Misrepresentation: Garrison Real Estate Limited give notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Garrison Real Estate Limited, or its joint agents, has any authority to make any representation or warranty whatsoever in relation to this property, January 2025.

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CREATIVE