

Industrial

UNIT 23 | WAINWRIGHT STREET INDUSTRIAL ESTATE

Wainwright Street, Aston, Birmingham, B6 5TJ

UNIT 23 | 4,588 SQ FT

Industrial with office

Unit 23, Wainwright Street Industrial Estate is conveniently located within an established Industrial Estate in the heart of Birmingham. The unit could be used for a number of different SME businesses ranging from storage and distribution to manufacturing and would also make an excellent trade counter. The unit has a number of features including an electric roller shutter door, 3 phase power, parking and an office ensuring this is an efficient workspace. Wainwright Street Industrial Estate benefits from excellent road links as it is nearby to the M6 at J6 making it ideal for logistics and distribution networks.

Lease Type

New



✔ Unit Summary

- Car Parking
- 24 Hour Access
- WC facilities
- Flexible Space
- 3 Phase Power
- Office Accommodation

£ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£44,500.00	£9.70
Rates	£12,726.00	£2.77
Maintenance Charge	£7,524.32	£1.64
Insurance	£917.60	£0.20
Total Cost	£65,667.92	£14.31

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/UIP0100227

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Location

Wainwright Street is conveniently situated around 2 miles north-east of Birmingham city centre. The estate has frontage onto the busy junction of the B4137, within an established industrial zone of Birmingham.



Road
M6: 1 mile



Airport
Birmingham Airport: 12 miles



Rail
Aston: <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	D (84)



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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"



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