



UNIT 2

# VINCENT COURT

HUBERT STREET | BIRMINGHAM | B6 4BA



**TO LET**

**INDUSTRIAL WAREHOUSE – 11,167 SQ FT (1,037.45 SQ M)**



# URBAN INDUSTRIAL WAREHOUSE TO LET



11,167 SQ FT  
(1,037.45 SQ M)



24 CAR PARKING  
SPACES



3 GROUND LEVEL  
LOADING DOORS



8.25M EAVES HEIGHT



GROUND FLOOR OFFICES AND  
FIRST FLOOR MEZZANINE



LED LIGHTING



FRONT AND REAR  
LOADING PROVISION



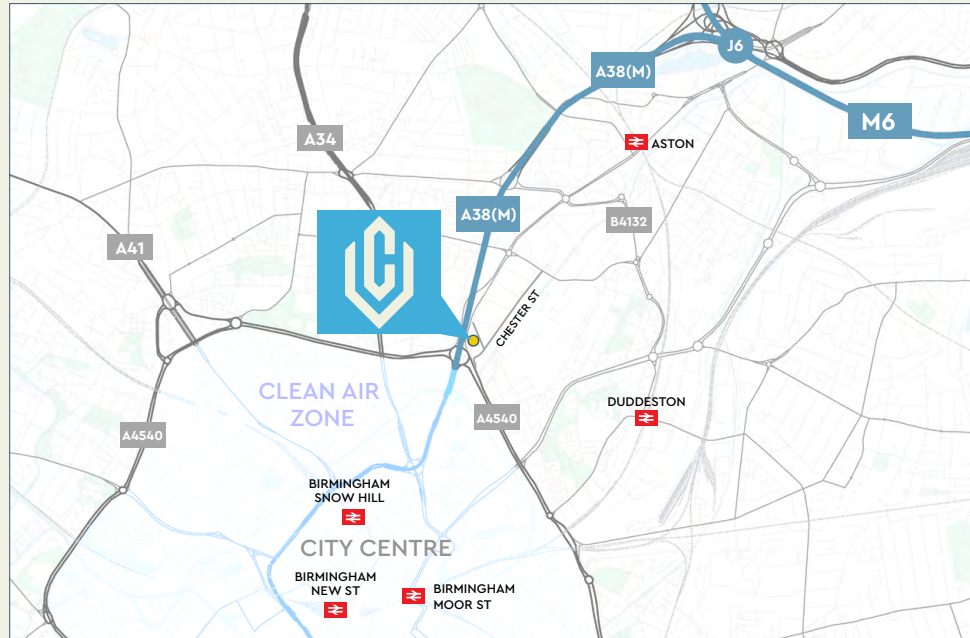
LIGHTLY REFURBISHED



ENERGY PERFORMANCE  
RATING - C64



OUTSIDE OF THE  
BIRMINGHAM CAZ



## Location

Vincent Court is located on Hubert Street in Aston, just off the A38(M) Aston Expressway, 2 miles from M6 Junction 6 and 1.5 miles from Birmingham City Centre. Accessed via Chester Street off Dartmouth Middleway (A4540), it offers a prime urban logistics spot near the Clean Air Zone. Surrounded by industrial and commercial premises, the property is ideal for last-mile logistics, trade, storage, or manufacturing.



*DISTANCE      DRIVE TIME*

| MOTORWAYS                          | DISTANCE | DRIVE TIME |
|------------------------------------|----------|------------|
| M6 Junction 6 (Spaghetti Junction) | 2 miles  | 5 mins     |
| M5 Junction 1                      | 6 miles  | 15 mins    |
| M42 Junction 9                     | 10 miles | 20 mins    |

| CITIES                 | DISTANCE  | DRIVE TIME    |
|------------------------|-----------|---------------|
| Birmingham City Centre | 1.5 miles | 10 mins       |
| London                 | 120 miles | 2 hrs 30 mins |

| PORTS              | DISTANCE  | DRIVE TIME |
|--------------------|-----------|------------|
| Port of Liverpool  | 100 miles | 2 hrs      |
| Port of Felixstowe | 160 miles | 3 hrs      |

| AIRPORTS                      | DISTANCE  | DRIVE TIME   |
|-------------------------------|-----------|--------------|
| Birmingham Airport (BHX)      | 10 miles  | 20 mins      |
| East Midlands Airport (EMA)   | 40 miles  | 50 mins      |
| Manchester Airport (MAN)      | 85 miles  | 1 hr 30 mins |
| London Heathrow Airport (LHR) | 110 miles | 2 hrs        |

| TRAIN STATIONS         | DISTANCE  | DRIVE TIME |
|------------------------|-----------|------------|
| Birmingham New Street  | 2 miles   | 10 mins    |
| Birmingham Snow Hill   | 2 miles   | 10 mins    |
| Birmingham Moor Street | 2.5 miles | 12 mins    |
| Aston Station          | 1 mile    | 5 mins     |
| Duddeston Station      | 1.5 miles | 7 mins     |

# OUTSIDE OF THE BIRMINGHAM CAZ

## BIRMINGHAM CLEAN AIR ZONE (CAZ)

[www.brumbreathes.co.uk](http://www.brumbreathes.co.uk)

Occupiers located outside the CAZ will benefit from limited additional transport costs (associated with the CAZ charges of £50 a day per HGV) compared to those companies located within the CAZ.



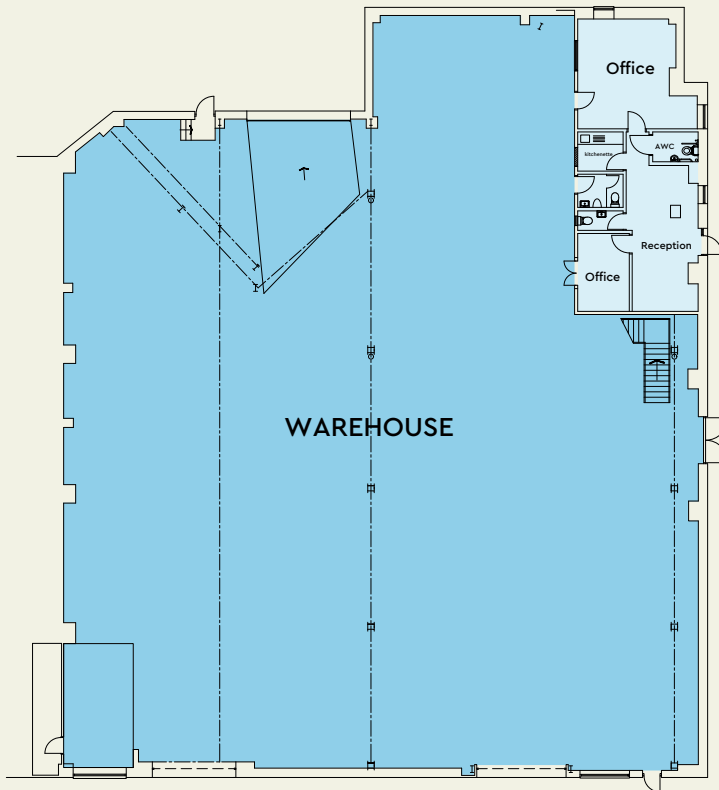
5 minute drive to **M6 Junction 6** via the **A38(M)** ↓



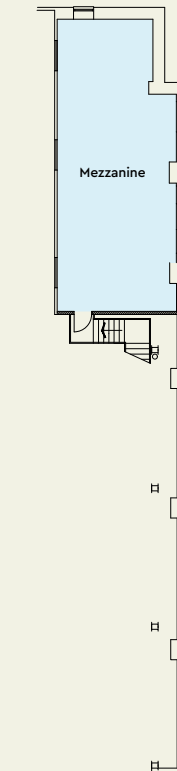
# VINCENT COURT

The accommodation comprises the following areas:

|              | sq ft         | sq m            |
|--------------|---------------|-----------------|
| Warehouse    | 10,317        | 958.45          |
| Offices      | 850           | 79.00           |
| <b>Total</b> | <b>11,167</b> | <b>1,037.45</b> |
| Mezzanine    | 850           | 79.00           |



Ground Floor



First Floor

## Business Rates

We understand that the property has a Rateable Value of £35,250 as listed on the Valuation Office Agency website.

## Terms

The property is available to let on new Full Repairing and Insuring lease terms, for a period of timeto be agreed.

## VAT

VAT will be chargeable at the current rate.

## Legal Costs

Each party will be responsible for its own legal costs incurred in the transaction.





UNIT 2  
**VINCENT  
COURT**

HUBERT STREET  
BIRMINGHAM  
B6 4BA



### Services

We understand this property has connections to all the usual mains services. Interested parties are advised to make their own enquiries of the relevant authorities regarding the use of these services.

### Money Laundering

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

Viewing strictly by prior appointment via the sole agents:



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