



**Aston Hall Road, Birmingham**  
B6 7FE

- ▶ New trade units available
  - ▶ Prominent position fronting main arterial route
  - ▶ 3,859 sq ft
- To Let**

**Prime Trade Units Available Now**  
46,398 cars passing on Lichfield Road each day\*



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

**NORTHWOOD**  
URBAN LOGISTICS 



## THE SITE

- ▶ Prime trade frontage on Lichfield Road, with 46,398 cars passing each day\*
- ▶ Located at the entrance to the Advance Manufacturing Hub and ideally situated to serve the city centre and the Greater Birmingham area
- ▶ 5 minute walk to Aston train station and just 11 miles to Birmingham Airport
- ▶ Immediately adjacent to junction 6 of the M6 providing access into and out of Birmingham
- ▶ Only 9 miles from the M42, 21 miles from the M40 and 35 miles from the M1
- ▶ Situated outside the Birmingham Clean Air Zone
- ▶ The site is located only 5 minutes from Birmingham Wholesale Markets

\*Department For Transport Road Traffic Statistics.



## GREEN CREDENTIALS

The scheme will ensure a decrease in CO2 emissions over 2013 Buildings Regulations. As a result, occupation costs to the end user will be reduced.

### The green initiatives include:

<p>Low air permeability design</p>	<p>Electric vehicle charging points</p>	<p>Reduced CO2 emissions</p>	<p>15% warehouse roof lights increasing natural lighting</p>
<p>High performance insulated cladding and roof materials</p>	<p>Secure cycle parking</p>	<p>Excellent public transport links</p>	



**CLEAN AIR ZONE**

<https://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.

# UNIT 11

3,859 sq ft

## General Specification

Flexible industrial/warehouse units available for occupation now.



8.5m clear internal height

37.5kN sq m floor loading

Electric loading doors

CCTV managed and monitored



Ability to combine units

Roadside location ideal for trade counter users

Landscaped environment

24/7 site access

## Planning Use

E(g) (formerly B1), B2 and B8 (industrial and warehouse) uses.

## Terms

The units are available to let on a leasehold basis.



# ACCOMMODATION

All areas are approximate on a GEA sq ft basis.

**11** Ground Floor 2,821  
First Floor 1,038  
Total **3,859**  
Car Park Spaces 4



### Service Charge

There is an estate service charge for the upkeep and maintenance of the communal areas and further details are available on request.

### Utilities

Gas, electric and water.

### Legal Costs

All parties are responsible for their own legal costs.

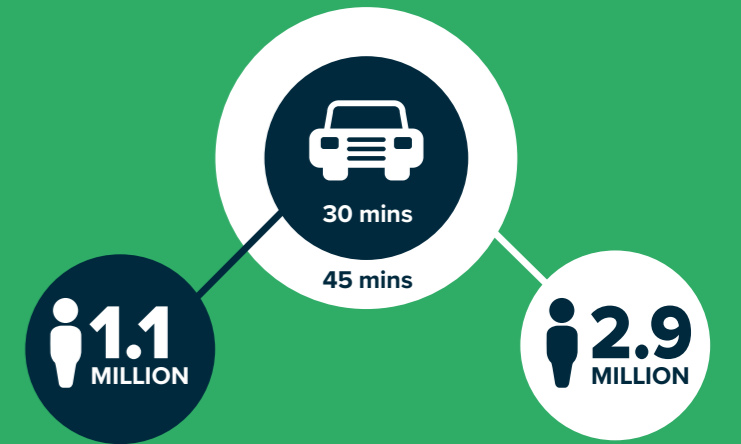
### Anti-money Laundering

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.

# BIRMINGHAM

At the heart of the UK, Birmingham is the second largest city region and part of the West Midlands. Birmingham is home to world-class businesses, major R&D facilities, innovative entrepreneurs, renowned universities and one of the youngest populations in Europe. It is a dynamic, thriving and business-focused city, being well connected and with a highly skilled talent pool.

# DEMOGRAPHICS



# 64%

of the population\* in Birmingham are of working age

1.14 million people\* live within Birmingham City, 2.9 million people\*\* live within the urban area and 4.3 million\*\* live within the metropolitan area. \* birmingham.gov.uk \*\*https://www.espon.eu/sites/default/files/attachments/fr-1.4.3\_April2007\_final.pdf#page=119

# TRAVEL DISTANCES

Urban Express Park, Aston Hall Road, Birmingham, B6 7FE

## Road

M6 (J6)	0.5 miles
Birmingham City Centre	2 miles
M42	9 miles
M40	21 miles
M1	35 miles

## Rail

Aston Rail Station	0.4 miles
To Birmingham Moor St	8 mins
To Birmingham New St	9 mins

## Airport

Birmingham Airport	11 miles
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More information available through the joint marketing agents:



darbykeye.co.uk

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Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted. January 2025.