



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

- ▶ 18 new industrial/warehouse units
- ▶ Prominent position fronting main arterial route
- ▶ 3,423 up to 7,314 sq ft (units 4 & 5 combined)

**To Let**

**Final 3 units available**





# THE SITE

- ▶ 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

## Local Occupiers

- |                        |                    |
|------------------------|--------------------|
| 1 Salts Healthcare Ltd | 10 Johnstones      |
| 2 Mayflex              | 11 Motorpoint      |
| 3 Howdens              | 12 DHL Parcel UK   |
| 4 Rexel                | 13 Royal Mail      |
| 5 Hydraforce           | 14 Graham Plumbing |
| 6 Y International      | 15 Boels           |
| 7 IMI Truflo Marine*   | 16 PTS             |
| 8 Toolstation          | 17 East End Foods  |
| 9 Screwfix             | 18 Goals           |

\*Under construction



# THE ACCOMMODATION

All areas are approximate on a GEA sq ft basis.

<b>1</b>	Ground Floor 2,832 First Floor 1,059 Total 3,891 Car Park Spaces 4	<b>6</b>	Ground Floor 2,343 First Floor 1,060 Total 3,403 Car Park Spaces 4	<b>10</b>	Ground Floor 2,815 First Floor 1,034 Total 3,849 Car Park Spaces 4	<b>15</b>	Ground Floor 5,905 First Floor 1,691 Total 7,569 Car Park Spaces 6
<b>2</b>	Ground Floor 3,650 First Floor 1,139 Total 4,789 Car Park Spaces 4	<b>7</b>	Ground Floor 2,349 First Floor 1,065 Total 3,414 Car Park Spaces 4	<b>11</b>	Ground Floor 2,821 First Floor 1,038 Total 3,859 Car Park Spaces 4	<b>16</b>	Ground Floor 5,925 First Floor 1,683 Total 7,608 Car Park Spaces 5
<b>3</b>	Ground Floor 3,081 First Floor 963 Total 4,044 Car Park Spaces 4	<b>8</b>	Ground Floor 5,509 First Floor 1,647 Total 7,156 Car Park Spaces 5	<b>12</b>	Ground Floor 2,814 First Floor 1,034 Total 3,848 Car Park Spaces 4	<b>17</b>	Ground Floor 6,072 First Floor 1,750 Total 7,822 Car Park Spaces 6
<b>4</b>	Ground Floor 2,970 First Floor 921 Total 3,891* Car Park Spaces 4	<b>9</b>	Ground Floor 2,579 First Floor 949 Total 3,528 Car Park Spaces 4	<b>13</b>	Ground Floor 3,832 First Floor 1,407 Total 5,239 Car Park Spaces 4	<b>18</b>	Ground Floor 7,021 First Floor 1,746 Total 8,767 Car Park Spaces 4
<b>5</b>	Ground Floor 2,412 First Floor 1,011 Total 3,423* Car Park Spaces 3			<b>14</b>	Ground Floor 7,928 First Floor 2,269 Total 10,197 Car Park Spaces 6		

\*Units 4 & 5 combined - 7,314 sq ft



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

**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.

■ Ground Floor  
■ First Floor

# UNITS 4-5, 11

3,423 up to 7,314 sq ft (units 4 & 5 combined)

## General Specification

Flexible industrial/warehouse units with fully fitted first floor offices 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

Fitted first floor offices

Landscaped environment

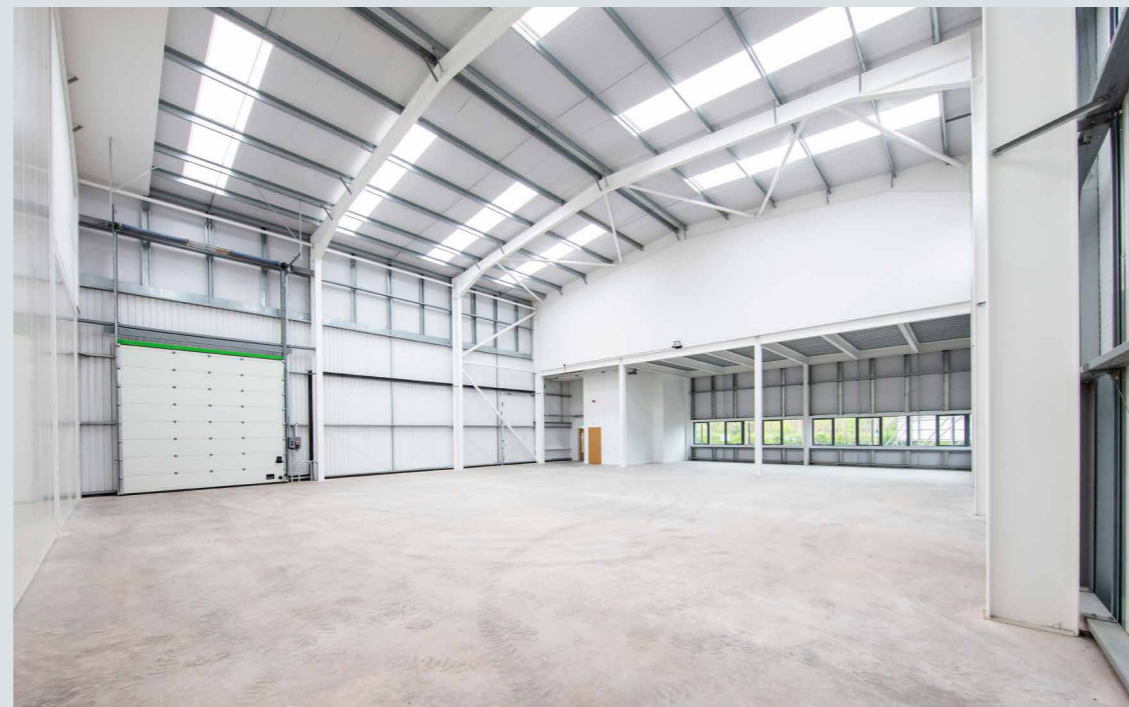
24/7 site access

## Planning Use

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

## Terms

The units are available to let on a leasehold basis.



# 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:

Low air permeability design	Electric vehicle charging points	Photovoltaic panels on units 2, 3 & 4	Reduced CO2 emissions
15% warehouse roof lights increasing natural lighting	High performance insulated cladding and roof materials	Secure cycle parking	Excellent public transport links



## 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.

# 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



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



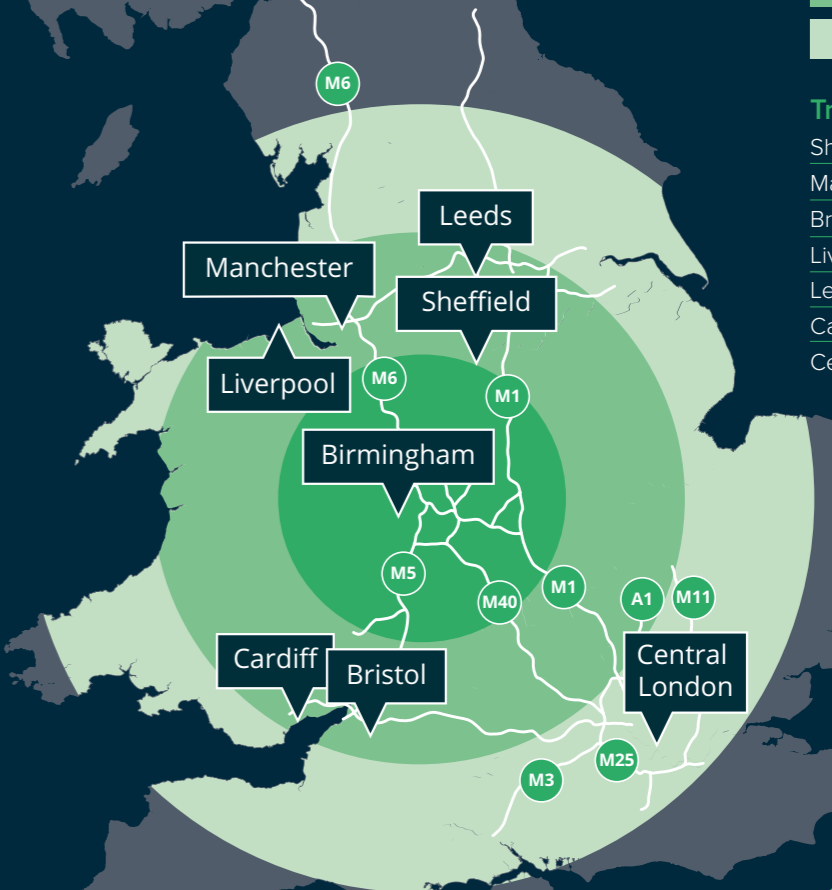
The map shows catchment areas within 1, 2, and 3 hour HGV drive times to show the areas and populations that could be serviced from this site.

### HGV Drive Times

- 1 hour
- 2 hours
- 3 hours

### Travel Distance

Sheffield	85 miles
Manchester	86 miles
Bristol	88 miles
Liverpool	98 miles
Leeds	118 miles
Cardiff	109 miles
Central London	127 miles



# 64%

of the population\* in Birmingham are of working age

# 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:



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