

To let

Space for business

INDUSTRIAL UNIT WITH OFFICES, SELF CONTAINED YARD ROLLER SHUTTER DOORS AND PEDESTRIAN STREET ACCESS EAVES HEIGHT 20 FT (6.1 M)

12,500 sq ft (1160 sq m)



35 Lord Street

Aston

Birmingham B7 4DQ



0121 228 0000
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High value, low cost, flexible business space to let throughout the UK



Description

The property occupies a prominent corner position and comprises a single-storey industrial unit with two-storey offices. The property is of brick construction with a pitched lightweight steel truss roof incorporating roof lights and a concrete floor. The unit benefits from an eaves height of 6.1 m (20 ft) and is heated via gas fired warm air blowers and lit by sodium lighting. Loading access is provided by 2 roller shutter doors one leading out to the self contained yard area. Two storey ancillary offices are provided to the front of the unit with pedestrian access off Lord Street and comprise a mixture of reception and partitioned office accommodation with both male and female WC facilities.

Location and Access

The premises are situated on the corner of Lord Street and Adams Street approximately 1.5 miles north east of Birmingham City Centre. The (A4540) Dartmouth Middleway is in close proximity (1/4 mile), which provides direct access to junction 6 of the M6 motorway via the A38 (m) Aston Expressway, approximately 2 miles distant.

Unit Size

Sq ft	Sq m
12,500	1160

Features

- Roller shutter doors
- Pedestrian street access
- Secure yard
- (6.1 m) 20 ft eaves height
- Gas fired warm air blowers
- Ancillary offices and reception.

Lease Terms

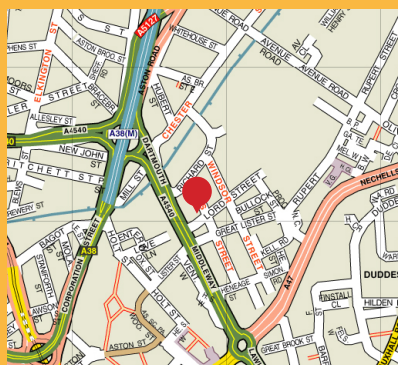
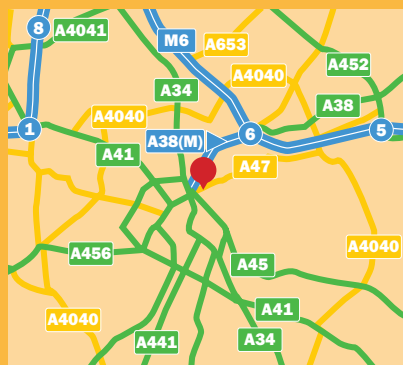
The property is available to let on customer focused flexible lease terms and the benefit of no legal fees. Incentives are available to the incoming tenant subject to lease length.

Viewing

By prior arrangement with Pall Mall or our agents – contact details below.

Subject to contract

Misrepresentation Clause. Conditions under which particulars are issued by Pall Mall Estates for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Pall Mall Estates or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property. (iv) all rentals and prices are quoted exclusive of VAT. May 2011.



The Pall Mall promise

With almost 5.5 million sq ft of business space in over 100 locations through out the UK. Pall Mall Estates lets business space to over 350 businesses. We understand how crucial to your company the value you get from your business space is, not in just the low cost of the space, but the value of the terms too.

Our customer focused approach to leasing means whether your company is a start up business or well established and looking to expand or downsize Pall Mall will have terms that give you flexibility.



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