

Industrial

# UNIT 178 | ARGYLE BUSINESS CENTRE

Argyle Street, Aston, Birmingham, B7 5TE

## UNIT 178 | 1,254 SQ FT

High quality industrial space close to  
Birmingham city centre

An opportunity has arisen to rent a unit on the popular Argyle Business Centre Estate. The unit measures 1,254 sq ft and is suitable for a range of uses including storage, trade counters and more traditional manufacturing uses. The unit would also be an ideal starter unit. It benefits from having an electric roller shutter door, LED lighting, w/c facilities, a small office and allocated parking.

Argyle Business Centre sits within Aston's primary industrial location, facing the B4137 with immediate access to the M6 and the A38, providing unmatched connectivity to the whole of the Midlands and the rest of the UK.



Lease Type

New

### Unit Summary

- ☒ 3 Phase Power
- ☒ Electric Roller Shutter Door
- ☒ 24 Hour Access
- ☒ Close to Transport
- ☒ WC Facilities
- ☒ Dedicated Car Parking

[View Virtual Tour](#)

### Occupational Costs

	Per Annum	Per Sq Ft
Rent	£19,400.00	£15.47
Rates	£6,048.00	£4.82
Maintenance Charge	£3,435.96	£2.74
Insurance	£250.80	£0.20
Total Cost	£29,134.76	£23.23

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://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.

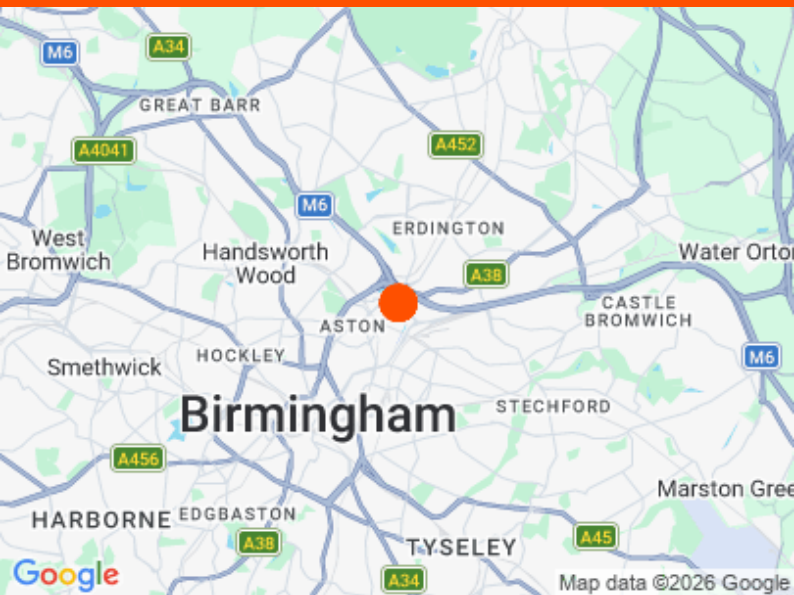
→ For more info please visit: [unit.info/UIP0100234](http://unit.info/UIP0100234)

**+44(0) 808 169 7554**

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## Location

Argyle Business Centre occupies a highly prominent location around 2 miles north-east of Birmingham City centre.



Road  
M6: 1 mile



Airport  
Birmingham: 11 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	B (44)

## 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](https://indurent.com)"



+44(0) 808 169 7554



[enquiries@indurent.com](mailto:enquiries@indurent.com)

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