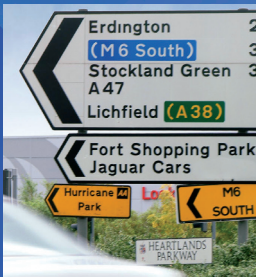


TO LET

Distribution Industrial Facility



For indicative purposes only

10,651 SQ M
(114,647 SQ FT)

Rupert Street

Aston
Birmingham
B7 5DT

**At the heart of the
motorway network**

- Secure site
- Large yard
- 7.8m eaves
- Two storey offices



For indicative purposes only

Distribution Industrial Facility

Location

The property is located on Rupert Street, Aston, approximately 1/2 mile north of Birmingham city centre. The premises are situated within an industrial area surrounding J6 of the M6 motorway, which is accessible via the A38 Aston Expressway.



Description

The property comprises a four bay, single storey warehouse of steel portal frame construction with 7.8 metres eaves. Six roller shutter doors give access to the warehouse accommodation. The warehouse benefits from works offices providing one private office, WC's, storeroom and canteen. The property also benefits from



an attached two storey office block comprising five offices and a boardroom to the first floor and three offices and a transport office to the ground floor.

The premises have a large existing yard and additional land which would allow an extension of the building by 80,000 sq ft (subject to planning) or further yard area of 4 acres.

10,651 SQ M
(114,647 SQ FT)

Rupert Street

Aston

Birmingham

B7 5DT



Areas

	Sq M	Sq Ft
Warehouse	10,284	110,700
Two Storey Offices	367	3,947
Total GIA	10,651	114,647

significant additional yardage
available up to 4 acres in total

Terms

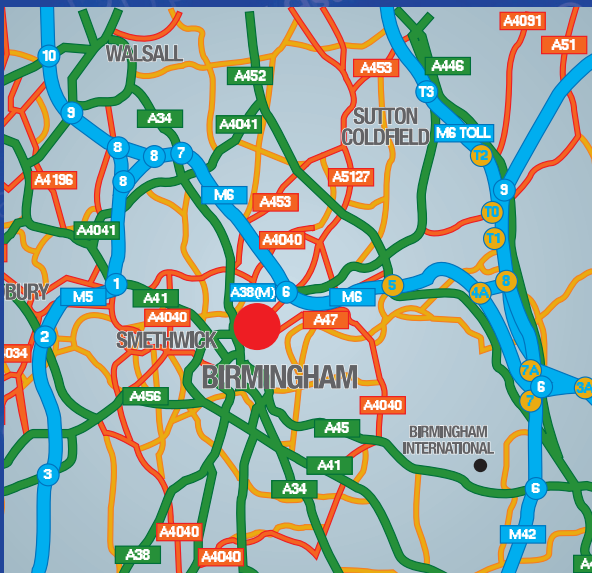
SUBJECT TO CONTRACT

The property is available on a full repairing lease. Lease length to be agreed, at £3.75 sq ft exclusive of rates.

Rating Assessment

The Rateable Value in the 2005 list is £290,000. The Rates Payable for 2006/2007 is based on 43.3p in the pound.





Distribution Industrial Facility

Viewing

By appointment through sole agents:

T: 0121 616 4800

F: 0121 616 4801

W: www.geraldeve.com

Myles Wilcox-Smith

mwilcox-smith@geraldeve.com

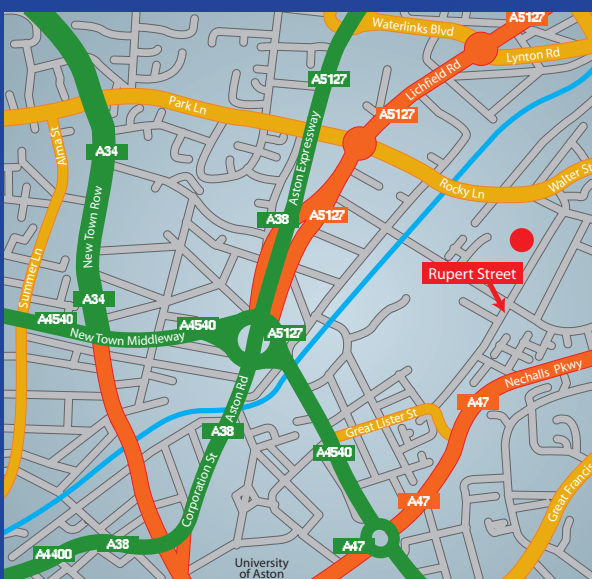
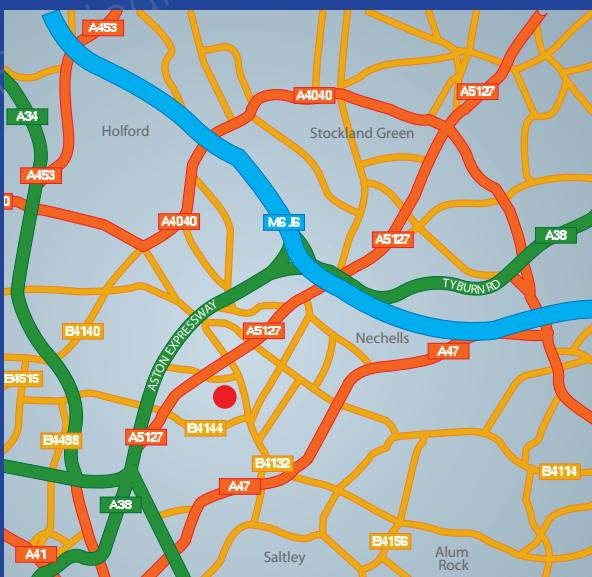
Richard Ludlow

rludlow@geraldeve.com

Andrew Preston

apreston@geraldeve.com

Bank House
8 Cherry Street
Birmingham
B2 5AL



GeraldEve

0121 616 4800
www.geraldeve.com

Conditions under which these particulars are issued All details in these particulars are given in good faith, but Gerald Eve for themselves and the Vendors/Lessors of this property for whom they act give notice that:- **1.** These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Gerald Eve have no authority to make or enter into any such offer or contract. **2.** All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by Gerald Eve, for themselves or for the Vendors/Lessors. **3.** None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars. **4.** The Vendors/Lessors do not make, give or imply, nor do Gerald Eve or any person in their employment have any authority to make, give or imply, whether in these particulars or otherwise, any representation or warranty whatsoever in relation to the property. **The statement does not affect any potential liability under the Property Misdescriptions Act 1991.**