

CHESTER STREET ASTON



GERALDEVE

FOR SALE (MAY LET)
STORAGE/INDUSTRIAL ACCOMMODATION CLOSE TO CITY CENTRE
5,110 sq m (55,000 sq ft) approx on 1.58 acres



Boundary line is approximate and for identification purposes only

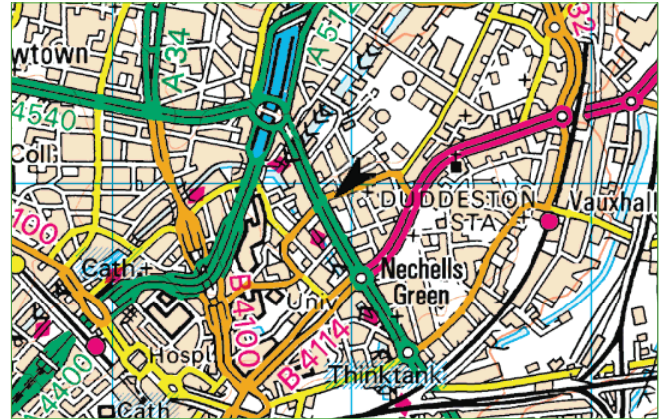
Former Antar Premises
Chester Street
Aston
Birmingham
B6 4AE

- max eaves height 12m
- two x 25 tonne cranes (can be operated in tandem)
- large yard
- site area 1.58 acres approx



Approximate boundary only

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Location

The property is situated in Aston, just under two miles to the north east of Birmingham city centre. Aston is the first industrial suburb to the north of the city centre and it is characterised by numerous industrial estates and is ideally placed to service both the city centre, but also the Greater West Midlands conurbation. Spaghetti Junction (J6, M6) lies under one mile to the north east along the A5127 Lichfield Road.

Description

A range of connected older style single storey units with the following features:

- eaves heights ranging from 4m – 12m
- bays 1 and 2, 20,000 sq ft has 2 x 25 tonne cranes (can be run in tandem)
- large yard (15,000 sq ft approx.)
- flexible lease/licence packages

Rateable value

The property is entered in the 2010 Rating List at £98,000 per annum.

Terms

The freehold is available with offers in excess of £1m invited exc. VAT.

EPC

An energy performance certificate is attached.

Schedule of areas (GIA approx.)

	sq m	sq ft
Ground floor		
Workshop 1 (bay 1)	1,027	11,062
Workshop 1 (bay 2)	819	8,818
	1,846	19,880
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Workshop 2 (bay 3)	1,363	14,672
Workshop 2 (bay 4)	1,038	11,173
	2,401	25,845
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Offices (2 storey) and ancillary space	905	9,742
TOTAL	5,153	55,468

Viewing

By appointment through sole agents, Gerald Eve LLP.

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Conditions under which these particulars are issued

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Energy Performance Certificate

Non-Domestic Building



79-81, Chester Street
Aston
BIRMINGHAM
B6 4AE

Certificate Reference Number:
0794-2562-0330-2600-8203

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



.....Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

◀ **87** This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	4137
Building complexity (NOS level):	4
Building emission rate (kgCO ₂ /m ²):	82.62

Benchmarks

Buildings similar to this one could have rating as follows:

19 If newly built

52 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.