

\* Private Offices & Welfare Facilities Included \*



INDUSTRIAL / TRADE

TO LET 1,950 sqft (approx.)

Unit A3, 68 - 69 Cecil Street, Birmingham B19 3SU

CITY CENTRE UNIT | Close to M6 / A38(M) / A34 | NEWLY REFURBISHED | PARKING



**PROPERTYLINK**  
MIDLANDS  
**0121 200 3344**  
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# KEY POINTS

- CITY CENTRE UNIT
- 4M HEIGHT
- PARKING INCLUDED
- FULLY REFURBISHED
- M6/ A38(M) / A34
- INTERNAL OFFICES
- NEW LED LIGHTING
- 3 PHASE ELECTRIC



## LOCATION

68–69 Cecil Street is prominently located in the heart of Aston, Birmingham, within a well-established industrial and commercial district. The property offers excellent connectivity to Birmingham City Centre, which is approximately 1.5 miles to the south. The premises benefit from close proximity to major transport links, including the A38(M) Aston Expressway and Junction 6 of the M6 Motorway, facilitating efficient distribution and logistics operations. The area is undergoing ongoing development and regeneration, enhancing its appeal for businesses seeking a strategic location in Birmingham's industrial landscape. With its advantageous location and access to key transport routes, 68–69 Cecil Street presents an excellent opportunity for businesses looking to establish or expand their operations in the West Midlands.

## DESCRIPTION

The property is a steel portal frame construction, offering an internal height of 4 metres. The unit has been fully refurbished and benefits from newly installed LED lighting and excellent natural light throughout. Rare off-road parking is available - a valuable asset for a city centre location - and the premises are ideally situated with direct access to key transport links. The unit includes dedicated office space with a kitchen and W/C facilities available, it also achieves an EPC rating of B. The property offers an ideal solution for businesses seeking high-quality, well-connected space within near to Birmingham city centre.

## PLANNING

We understand that the property benefits from B1, B2, B8 uses, however, we advise all interested parties to make their own enquiries with the relevant local authority.

## SERVICES

We understand that the property benefits from an three phase HV electrical connection and a water feed, fire alarm system.

## VAT / BUSINESS RATES

VAT will be levied to the rental. All interested parties with regards business rates are advised to make their own enquiries to the local authority.

## COMMUNAL AREA CHARGE

A contribution is payable in respect of maintenance and management of estate communal areas.

**PRICE / AVAILABILITY** £1,975 pcm. Available immediately, subject to contract.

Unit A3 | 68 - 69 Cecil Street | Birmingham | B19 3SU

All enquiries to:

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In association with:



**info@propertylink.co.uk**

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