

**Unit 29 Concentric Park
Industrial Estate
Priory Road
Aston
B6 7LG**

A refurbished 5600 ft² unit with office accommodation, toilet facilities, 3 phase electric and water at only £3.40 psf with NO service charges and flexible terms.

The unit measures 74' wide by 75' long with three 10' roller shutter doors and two 10 point locking steel security door for personnel access.

The unit is situated on an established industrial site with HGV access and parking. We offer flexible terms on a monthly license if required at no extra cost. There are no additional charges.

This area of Aston has excellent transport links to the motorway network and many of the main roads to the north side of the city centre (Lichfield Road, Brookvale Road, Tyburn Road (A38), Heartlands Spine Road, both the inner and middle ring roads), it is also a short walk from Aston Rail Station.

The site has ample car parking and access for HGV's (including artics). All units will benefit from new rooves, roller shutter doors and will have an office, toilet facilities, three phase electric and mains water.



Available for £1600 pcm

Please contact:

Martin on 07904 068784 or Stuart on 07971 027582

✉ enquiries@homer-property.co.uk
🌐 www.homerproperty.co.uk

Homer Property

Homer Property is a family run business with over 25 years experience of letting industrial premises. Our portfolio includes a range of industrial property throughout the West Midlands focused in Central Birmingham and the Black Country.

Our sites in Aston, Digbeth, Ladywood, Wednesbury and Wolverhampton have units ranging in size from 400 to 30,000 square feet all at affordable rents with flexible terms.

Flexibility & Affordability

We offer a friendly, flexible and affordable solution for businesses that wish to maximise their requirements for space. We believe businesses should be able to grow and consolidate as they require and not be constrained by restrictive leases; as such we operate a monthly license scheme (although fixed long term leases are available if *YOU* require them).

This flexibility makes our property ideal starter or nursery units giving people the chance to start and build a business without the worry of leases.

We also believe in not using service charges to hide expensive rates; therefore we do not charge any service fees, the rent we quote is what you pay.

Range

With 10 sites throughout the West Midlands totaling over 400,000 square feet and comprising in excess of 150 units we have a range of size, location, layout and cost to suit almost any business.

From 400 to 30,000 square feet, and accommodation in refurbished and new buildings we have something for everyone.

Maintenance & Repair

In order to maintain our properties in good order we employ our own maintenance staff, meaning that we can respond to emergencies promptly and give our tenants peace of mind.

Routine maintenance of the building structures on a regular basis by staff that know the sites, completed to a high standard, ensure that emergency repairs are a rare occurrence.

Design & Build

When a new site is being developed we allow prospective tenants to participate in the design and build process to guarantee a level of fitness for purpose rare in the refurbished commercial property sector.

Our flexible approach with both new developments and the uptake of existing vacant units, allows tenants to specify their requirements and work with us to deliver what they want. Where this falls outside our usual specifications we can provide all trades from our own team to a budget to suit.

