



TO LET

TRADE COUNTER/INDUSTRIAL UNIT

633B ERDINGTON TRADE PARK, KINGSBURY ROAD, BIRMINGHAM, B24 9PP



4,502 sqft

418.3 sqm (approx)

ONLY REMAINING PROPERTY ON ESTABLISHED TRADE PARK

EXCELLENT ROAD FRONTAGE TO MAIN A38

EXTENSIVE SHARED YARD AND PARKING PROVISION





LOCATION

The property is situated on the Erdington Trade Park, lying adjacent to the A38 which provides good access to Lichfield to the north and Birmingham City Centre to the south. Junction 9 of the M42 motorway lies within close proximity and access to the M6 Toll can also be obtained at this Junction. The A38 also provides access to Junctions 5 and 6 of the M6 Motorway and Birmingham City Centre, which lies approximately 2 miles to the southwest.

DESCRIPTION

The property provides:

- Full height brick/block and profile clad elevations
- Profile clad roof incorporating translucent roof lights
- Concrete floor
- Glazed trade entrances
- 3.2m eaves with 8.6m apex
- Electric roller shutter door
- Car parking and loading yard areas provided.

ACCOMMODATION

	sqft	sqm
Warehouse	4,400.3	408.8
W/C/Stores	102.2	9.5
TOTAL GIA	4,502.5	418.3

TERMS & AVAILABILITY

The property is available on a new lease on terms to be agreed. Quoting rent on application.

TOWN PLANNING

We understand that the premises have an existing consent for industrial and warehousing purposes. Applicants are advised to make their own enquiries with Birmingham City Council.

SERVICES

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor

TOWN PLANNING

We understand that the premises have an existing consent for industrial and warehousing purposes. Applicants are advised to make their own enquiries with Birmingham City Council.

SERVICE CHARGE

A service charge is levied for the maintenance of common areas and estate security. Further details available from the agents.



BUSINESS RATES (2026 RV)

2026 Rateable Value	£32,750
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MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties leasing property. Before a business relationship can be formed, we will request proof of identification for the leasing entity.

EPC

EPC Rating: **C (62)**

LEGAL COSTS

Each party to bear their own legal costs incurred in any transaction.

VAT

All prices quoted are exclusive of VAT, which may be chargeable.

VIEWING

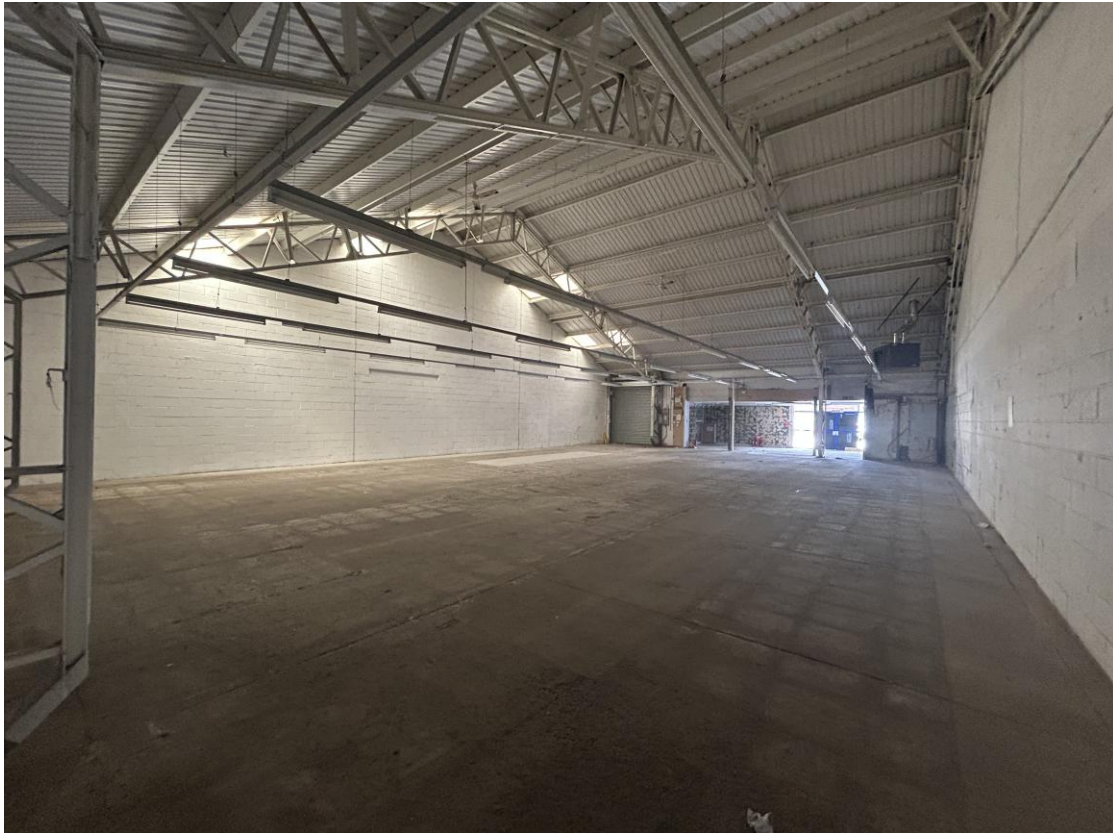
Strictly via sole agents, Harris Lamb:

Tel: 0121 455 9455

Contact: Ashley Brown
Email: ashley.brown@harrislamb.com
Mobile: 07887 503 851

Date: July 2026

Subject To Contract





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Harris Lamb Limited Conditions under which Particulars are issued

Messrs. Harris Lamb Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are given notice that:

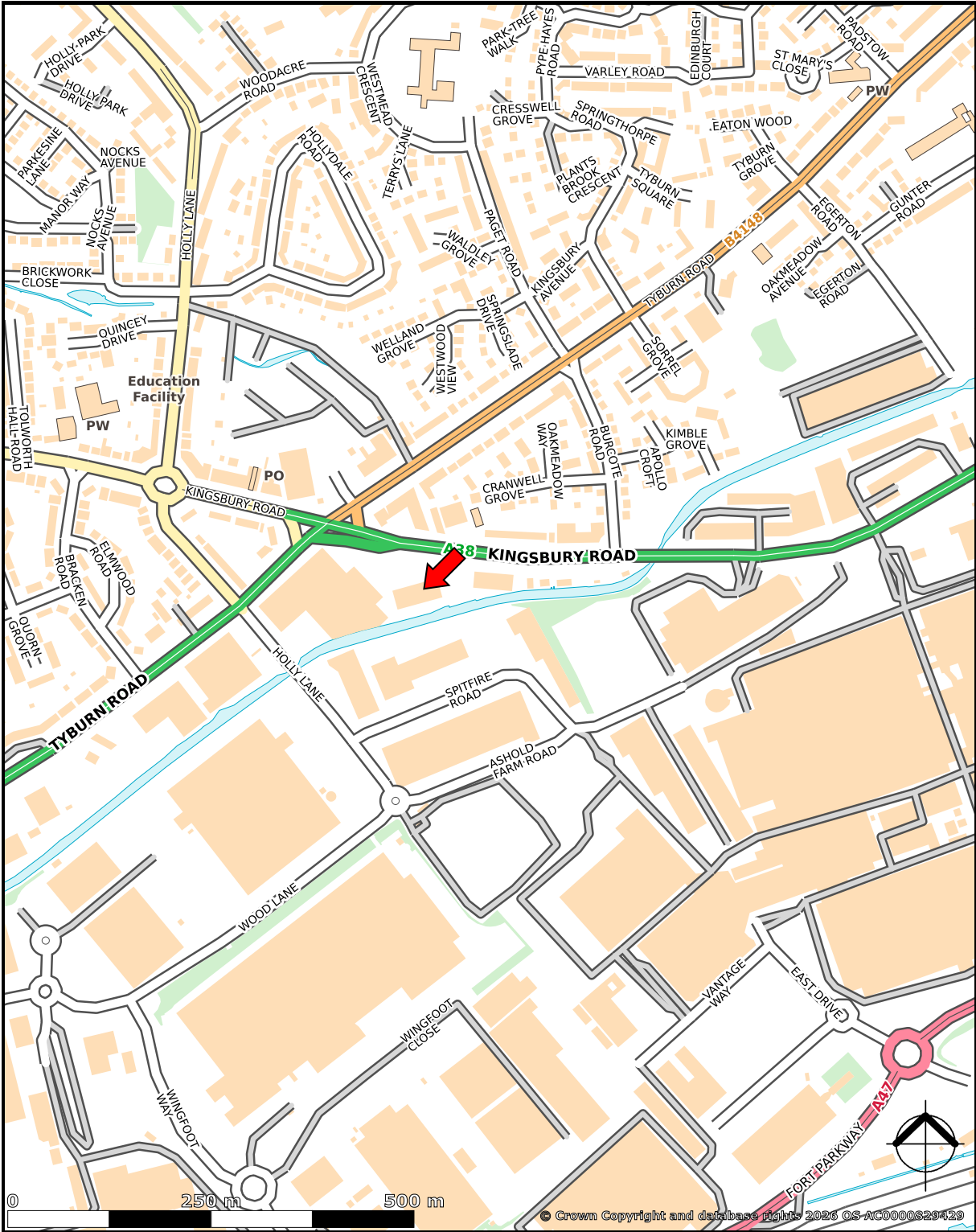
(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.

(iii) no person in the employment of Messrs. Harris Lamb or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.

(iv) all rentals and prices are quoted exclusive of VAT (v) Harris Lamb is the trading name of Harris Lamb Limited.

633B Erdington Trade Park, Kingsbury Road, Birmingham, B24 9PP



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This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract