

TO LET

CHELMSLEY WOOD INDUSTRIAL ESTATE

WATERLOO AVENUE, BIRMINGHAM, B37 6QQ



INDUSTRIAL / WAREHOUSE PREMISES

2,045 – 2,206 sq ft (189 - 205 sq m) (Approx. Total Gross Internal Area)

- Units to be refurbished
- Available Q3 2025
- Junction 4 of the M6 motorway approx. 2 miles to the South-East

LOCATION

The properties are located on Chelmsley Wood Industrial Estate which is accessed off Waterloo Avenue. Birmingham City Centre is approximately 10 miles to the West and access to the Midlands and National motorway network is gained at Junction 4 of the M6 motorway approximately 2 miles to the South-East. Birmingham Airport, Birmingham International Railway Station and the National Exhibition Centre are all within a short drive.

DESCRIPTION

The units are mid-terraced industrial/warehouse of steel portal frame construction with a pitched profile clad roof incorporating roof lights. The elevations are of part block work and profile clad and the floor is concrete. The warehouses benefit from an working height of approximately 3.79 – 3.96 metres. Externally, a loading area and car parking are provided for each unit.

UNIT 12A



UNIT 14



POSTCODE: B37 6QQ



ACCOMMODATION

Unit	SQ M	SQ FT
Unit 12a	190	2,045
Unit 14	189	2,050
Unit 18	205	2,206

TENURE:

The units are available on new full repairing and insuring leases for a term of years to be agreed.

RENTAL

£9.00 psf (exclusive)

BUSINESS RATES

Unit	Rateable value (2026)
Unit 12a	£16,250
Unit 14	£16,000
Unit 18	TBC

SERVICE CHARGE

A service charge is levied for the maintenance and up-keep of common areas. Further details are available upon request from the agents.

SERVICES

The agents have 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.

VAT

All quoting rents are exclusive of VAT which may be chargeable.

EPC

Unit	EPC Rating
Unit 12a	E (107)
Unit 14	TBC
Unit 18	TBC

LEGAL COSTS

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

MONEY LAUNDERING

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

UNIT 18



VIEWING Strictly via sole agents

Ashley Brown

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SUBJECT TO CONTRACT Ref: G5133 Date: 03/26

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.
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