



TO LET
OFFICE & INDUSTRIAL PREMISES
PATRICK DRIVE/ SHADY LANE
GREAT BARR
B44 9EE



Office/ Warehouse Combined - 13,573 sq.ft. (1,261 sq.m.)
Approx. Gross Internal Area

Office - 5,305 sq. ft. (493 sq. m.)
Approx. Net Internal Area

- Unique opportunity to acquire a standalone premises
- Junction 7 of the M6 motorway within 2 miles





Location:

The properties are located off Patrick Drive / Shady Lane in Great Barr, Birmingham, within half a mile of the A4041 Queslett Road and 1 mile from the A452 Chester Road North.

Birmingham City Centre is located approximately 5 miles to the South and Sutton Coldfield is approximately 4 miles to the east.

In terms of public transport, the nearest train station is located at Hampstead approximately 2 miles distant and bus stops are located along Shady Lane with routes into both Birmingham and Sutton Coldfield.

Junction 7 of the M6 motorway is located approximately 2 miles West and provides access to the wider Midland motorway network including M5 and M42 motorways.

Description:

The offices are accessed directly from Shady Lane and provide a self-contained two-storey property with car parking to the front. The main entrance is accessed directly from the car park into a reception area. The ground floor provides a mixture of cellular and open plan office space with W.C and kitchen facilities. A staircase from the middle of the building provides access to the first floor whereby further cellular and open plan office space is provided along with W.C and kitchen facilities. A rear fire exit staircase is also provided.

In terms of specification, the offices include the following:

- Suspended ceilings
- Recessed lighting
- Carpet tiles
- Heat and cool air conditioning
- Perimeter Trunking

To the right of the offices the terraced warehouse is of brick masonry construction with steel profile clad elevations and concrete floors throughout. The units benefit from LED lighting, roller shutter doors and mezzanine flooring in areas. Unit 2 has a working height of approximately 4.4m and Unit 3 has a working height of approximately 8.45m. A small office and W.C are provided to the rear.

Externally, there is a concrete surfaced yard accessed via a shared drive. Security is provided around the site including a mixture of galvanized and palisade fencing around the site's perimeter, plus security lighting and CCTV.

Accommodation:

AREAS	SQM	SQFT
Offices		
Ground Floor	189	2,039
First Floor	303	3,266
TOTAL OFFICES	493	5,305
Industrial/ Warehouse		
Unit 2	126	1,358
Unit 3	641	6,910
Total Gross Internal Floor Area (excluding mezzanines)	768	8,268

Tenure:

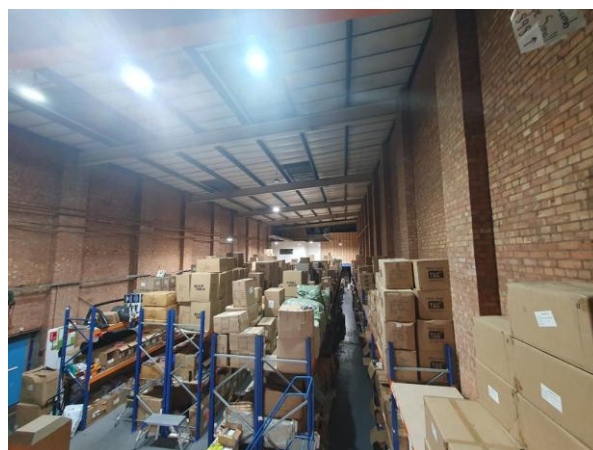
The property is available with vacant possession by means of a new full repairing and insuring lease upon terms to be agreed.

Quoting Rent:

£110,000 per annum, exclusive

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.



Business Rates:

2026 Rateable Value:

Unit 1 and Part Unit 2 - £58,500

Unit 3 and Part Unit 2 - £27,750

Please note this assessment is currently for the Unit 1 and part of Unit 2 as well as Unit 3 also part Unit 2.

Therefore, this would need to be separately assessed for part only.



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: TBC

Service Charge:

The landlord reserves the right to implement an estate Service Charge in relation to maintenance and up-keep of common areas and security.

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
4th Floor
4 Brindleyplace
Birmingham
B1 2LG

Tel: 0121 455 9455

Contact: Ashley Brown
Email: ashley.brown@harris lamb.com

Mobile: 07887 503 851

Ref: G008167

Date: June 2026

Subject To Contract

