



# **TO LET**

## **INDUSTRIAL/ WAREHOUSE PREMISES**

**UNIT 1 PARKWAY INDUSTRIAL ESTATE  
HENEAGE STREET  
BIRMINGHAM  
B7 4LY**



**4,972 sq. ft. (462 sq. m.)**

Approx. Gross Internal Area

- Prominent Estate fronting (A4540) Birmingham Middle Ring Road
  - M6, Junction 6 Approx 1.5 miles.
  - Outside Birmingham Clean Air Zone

**\* PASSING RENT £57,435 per annum, exclusive**





### Location:

The estate is situated on Heneage Street fronting the Dartmouth Middleway (A4540) which forms part of Birmingham's Middle Ring Road providing direct access to all main arterial routes running in and out of Birmingham City Centre.

Birmingham City Centre is approximately ½ mile distant. National Motorway access is provided by Junction 6 of the M6 Motorway approximately 1.5 miles distant.



### Description:

Unit 1 is contained within a modern industrial estate with the unit being of steel portal frame construction with part brick/ part profile clad elevations with a pitched profile clad roof including intermittent translucent roof lights.

The unit also benefits from the following:

- Ancillary office facilities
- WC Facilities
- 6m eaves height.
- Loading access.

Externally, the unit has its own dedicated parking area.

### Accommodation:

| (Excluding Mezzanine)                    | Sq.m.      | Sq.ft.       |
|------------------------------------------|------------|--------------|
| Trade Counter/Office                     | 66         | 710          |
| Warehouse                                | 396        | 4,262        |
| <b>Total Approx. Gross Internal Area</b> | <b>462</b> | <b>4,972</b> |

### Tenure:

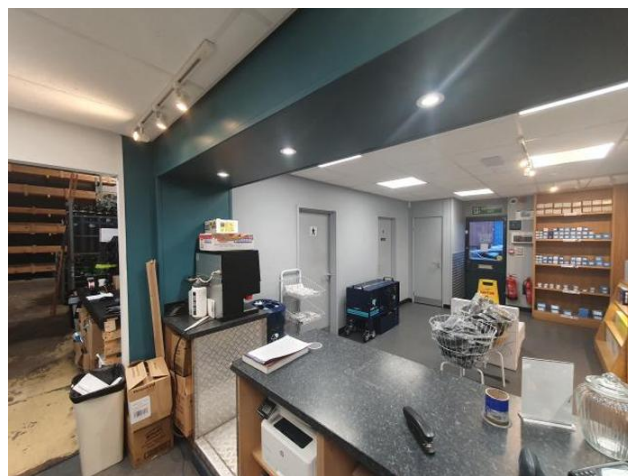
This will be available via assignment/sublease or by way of surrender and new lease.

### Passing Rent:

£57,435 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: £46,500

### EPC:

EPC Rating: **D (98)**



### **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.

### **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 joint agents:**

**Harris Lamb  
4 Brindleyplace  
Birmingham  
B1 2LG**

**Tel: 0121 455 9455**

**Contact: Ashley Brown  
Email: [ashley.brown@harrislamb.com](mailto:ashley.brown@harrislamb.com)**

**OR Logix Property**

**020 3855 5790**

**Ref: G4019**

**Date: March 2026**

**Subject To Contract**

