



TO LET

INDUSTRIAL/ WAREHOUSE PREMISES

26 GRAVELLY INDUSTRIAL PARK BIRMINGHAM, B24 8HZ



21,183 sqft (1,967 sqm)

Approx. Gross Internal Area

- 7 m eaves height
- Situated on an established, well managed estate in the heart of Birmingham's Industrial / Warehouse Market
- **Rent: £197,200 per annum, exclusive**





Location:

Gravelly Industrial Park is Birmingham's premier industrial and distribution estate, strategically located close to Junction 6 M6 (Spaghetti Junction) and the Aston Expressway.

Junction 6 provides access to the M6 and the national motorway network and the Aston Expressway provides quick access to Birmingham City Centre and the Ring Road. The estate is accessed via the A38 Tyburn Road or the A47 Heartlands Parkway.

Description:

The premises comprises of a mid-terraced industrial / warehouse unit with single storey offices on the popular Gravelly Industrial Park.

The specification is as follows;

- 7m eaves height
- 2 level access loading doors
- The warehouse is lit
- Ground floor offices with entrance, staff welfare and WC facilities
- Concrete loading yard area to the rear
- Car parking provided to the front of the unit

Accommodation:

Area	Sqm	Sqft
Warehouse	1,884.14	20,281
Ground Floor Offices	83.81	902
Total Gross Internal Area	1,967.95	21,183

Tenure:

The property is available by way of an assignment / sub-lease of an existing lease expiring September 2030.

A longer term may be available if required.

Rent:

Current Passing Rent £197,200 per annum, exclusive.

Energy Performance Certificate:

EPC Rating – B (42)

Business Rates:

Rateable Value (2026): £153,000

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.

Money Laundering:

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

Legal Costs:

Each party to be responsible for their own legal costs incurred in any transaction.

VAT:

All figures quoted are exclusive of VAT.





Messrs. Harris Lamb Limited Conditions under which Particulars are is used

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.

