



FOR SALE

INDUSTRIAL/ WAREHOUSE PREMISES

**UNIT 22 PHOENIX BUSINESS PARK
AVENUE ROAD
BIRMINGHAM
B7 4NU**



1,387 sq. ft. (128.8 sq. m.)

Approx. Gross Internal Area

- Modern premises
- Junction 6 of the M6 Motorway approx. 2.1 miles distant

▶ ▶ ▶ ▶ ▶ • Great opportunity to purchase



Location:

The property is situated on The Phoenix Business Park within an established commercial area approximately 1.5 miles North East of Birmingham City Centre.

The property benefits from excellent access to the regional and national motorway networks via the A38 Aston Expressway approximately 0.7 miles distant and Junction 6 of the M6 Motorway at approximately 2.1 miles away.



Description:

The property comprises of a mid-terraced industrial unit of steel portal framed and brick/block construction with part steel profile clad elevations. Internally, there are offices, a meeting room, kitchenette and storage space.

There is an eaves height of approximately 6.25m, forecourt car parking for 4 cars, three phase electricity and an electric roller shutter.

Accommodation:

AREAS	SQM	SQFT
Total Gross Internal Floor Area	128.85	1,387

Tenure:

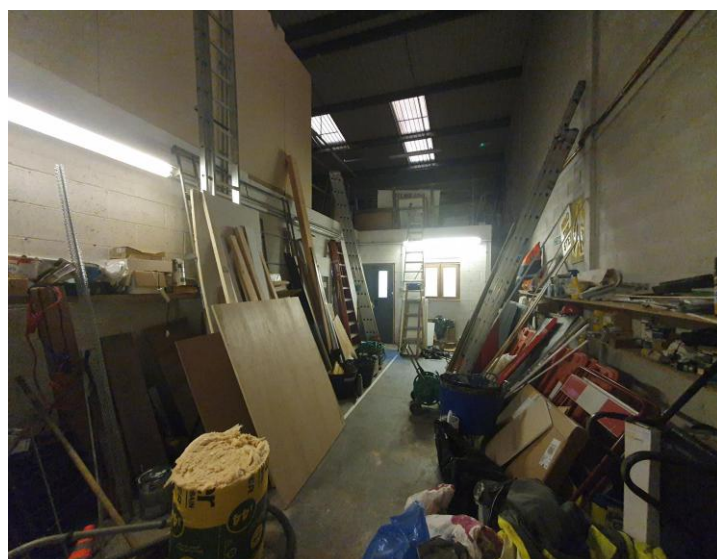
The property is available freehold with vacant possession.

Quoting Price:

£275,000.

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.



Business Rates:

2023 Rateable Value: £13,000

2026 Rateable Value: £14,750

EPC:

EPC Rating: **D (84)**

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 sole agents:

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

Tel: 0121 455 9455

**Contact: Ashley Brown
Email: ashley.brown@harrislamb.com**

Ref: G008139

Date: February 2026

Subject To Contract



