



FOR SALE

INDUSTRIAL WAREHOUSE/FACTORY PREMISES WITH PRIVATE YARD AREA

36 ERSKINE STREET, SALTLEY, BIRMINGHAM, B7 4LL



19,059 sqft

1,770.7 sqm (approx)

RARE FREEHOLD WAREHOUSE / FACTORY PREMISES

ON ROAD PARKING AND DEMISED SECURE, GATED YARD AREA

HIGH POWER PROVISION AND FIRST FLOOR OFFICES





LOCATION

The property is located at the junction of Dollman Street and Erskine Street, providing excellent communicational links to the middle ring road (Curzon Circle), Nechells/Heartlands Parkway (A47) and the main Aston Expressway (A38M). Junction 6 of the M6 Motorway is located approximately 2 miles distant with Birmingham City Centre is approximately 1.5 miles.

DESCRIPTION

The property provides a main portal frame industrial warehouse with full height brick elevations surmounted by an asbestos clad roof incorporating translucent roof lights with an adjoining two-storey stores/office building of full height brick with flat concrete roof over. The unit broadly provides:

- Concrete floor.
- 2 x roller shutter doors
- Offices and welfare facilities
- 4m eaves (approx) to main warehouse
- Secure, gated yard area

ACCOMMODATION

	sqm	sqft
Warehouse/ GF Reception	1,400.6	15,076.0
FF Offices	370.1	3,983.7
TOTAL GIA	1,770.7	19,059.4

AVAILABILITY/ PRICE

The property is available by way of a freehold sale. Offers sought in the region of £1,450,000 exclusive.

TOWN PLANNING

We understand that the premises have an existing consent for industrial and warehousing purposes. Applicants are advised to make their own enquiries with Birmingham City Council.

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.



BUSINESS RATES

2026 Rateable Value	£69,500
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EPC

EPC Rating – C56

VAT

All prices quoted are exclusive of any VAT liability.

MONEY LAUNDERING

The Money Laundering Regulations require identification checks to be undertaken for all parties purchasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing entity.

LEGAL COSTS

Each party to pay their own legal costs.

VIEWING

For further information or to arrange a viewing please contact the sole agents:

Harris Lamb

Contact:

Ashley Brown / Neil Slade

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Email:

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Tel:

0121 4559455

Date:

May 2026

SUBJECT TO CONTRACT



