



TO LET
INDUSTRIAL/ WAREHOUSE PREMISES
UNITS 11A, 15 & 17 SPITFIRE PARK
SPITFIRE ROAD, ERDINGTON
BIRMINGHAM, B24 9PR



From 6,521 sq ft. (605 sq.m) to 31,171 sq.ft (2,895 sq.m)
Approx. Gross Internal Area

Units available individually or combined

To be refurbished

Junction 6 of the M6 Motorway approximately 1 mile distant





Location:

The units are situated on Spitfire Park, a modern industrial estate comprising a number of modern warehouse units within the Erdington area of Birmingham. The units are accessed via Spitfire Road, which in turn are accessed off the A38 Tyburn Road approximately 3 miles north of Birmingham City Centre and within close proximity of Junction 6 of the M6 motorway being approximately 1 mile distant.

Description:

The premises comprise of mid-terrace warehouse units with the following specification:

- 6.7m to 7.6m eaves heights
- Level access loading to each unit
- Warehouse lighting
- Offices and WC facilities
- Externally car parking and loading facilities are provided
- Units are available individually or combined

	SQ M	SQ FT
Unit 11a	750.67	8,080
Unit 15	605.82	6,521
Unit 17	1,539.45	16,570
TOTAL COMBINED GIA	2,895.94	31,171

The units are available individually or combined satisfying requirements from 6,521 sq.ft. to 31,171 sq.ft.

Tenure:

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed.

Rent:

Unit 11a - £11.75 per sqft, per annum, exclusive
Unit 15 - £11.75 per sqft, per annum, exclusive
Unit 17 - £11.00 per sqft, per annum, exclusive

Business Rates (2026)

Unit 11a – To be separately assessed
Unit 15 - To be separately assessed
Unit 17 - £168,000

EPC Rating:

Target EPC B following refurbishment works

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 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

Tel: 0121 455 9455

Contact: Thomas Morley
Email: thomas.morley@harrislamb.com
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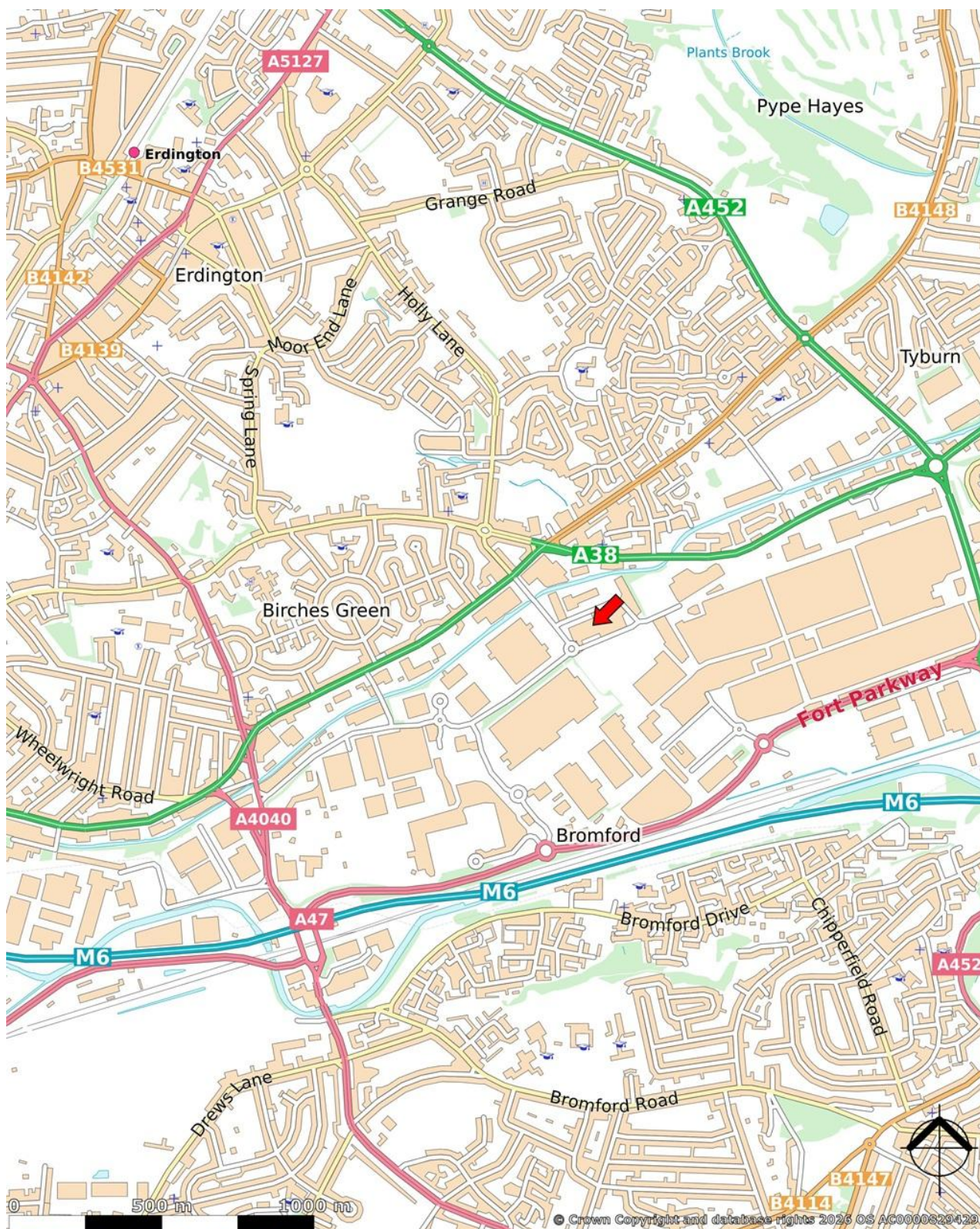
Nick Empson
nick.empson@harrislamb.com
07721 816 907

Ref: G3193

Date: June 2026

Subject To Contract





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