



TO LET

INDUSTRIAL/ WAREHOUSE PREMISES

VALEPITS ROAD, GARRETT'S GREEN, BIRMINGHAM, B33 0TD



33,299 sq.ft. (3,093 sq.m)

Approx. Gross Internal Area

Eaves height ranging from 4.36 to 10.25m

Available September 2026

RENT: £170,000 per annum, exclusive





Location:

The premises is situated off Valepits Road in Garretts Green. Access to the M6 Motorway is approximately 2 miles to the north.

Birmingham City Centre is approximately 6.5 miles to the West and Birmingham Airport approximately 1 mile to the south east.

Description:

The premises comprise a detached 2 bay industrial/ warehouse unit with ground and first floor office accommodation accessed from Valepits Road.

The specification is as follows:

- 4.36 to 10.26m eaves height
- Warehouse is lit
- 4 level access loading doors
- 2 storey office accommodation
- WC facilities

Externally, car parking spaces are provided to the front of the offices.

Accommodation:

	sq.ft.	sq.m
Bay 1 (High Bay)	13,082	1,215.38
Bay 2	15,341	1,425.20
GF offices/ store	2,438	226.51
FF Office	2,438	226.51
Total Approximate Gross Internal Area	33,299	3,093.60

Lease Terms:

The premises are available on a new lease for a term of years to be agreed.

Rent:

£170,000 per annum, exclusive.

Business Rates:

Rateable Value (2026): £147,000

Planning:

Applicants are advised to make their own enquires to Birmingham City Council on 0121 303 1115.

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.

Legal Costs:

Each party are to be responsible for their own legal costs.

EPC:

EPC Rating – To be confirmed

VAT:

All prices quoted are exclusive of VAT, which may be chargeable.





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.

Viewing:

Strictly via sole agents:

Harris Lamb

Tel: 0121 455 9455

Contact: Thomas Morley

Email: thomas.morley@harrislamb.com

Mobile: 07921 974 139

Ashley Brown

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Date: July 2026

Subject To Contract

