



FOR SALE

INDUSTRIAL / WAREHOUSE PREMISES

**UNIT 6 KETTLESWOOD DRIVE
WOODGATE VALLEY, BARTLEY GREEN
BIRMINGHAM, B32 3DB**



5,901 sq.ft. (549.50 sq.m.)

Approx. Gross Internal Area

6m eaves height

7 car parking spaces





Location:

The unit is located on Kettles Wood Drive which is off Clapgate Lane on the prestigious Woodgate Valley Business Park. Birmingham City Centre is 7 miles and Halesowen 2½ miles. Junction 3 of the M5 Motorway is approximately 4 miles from the property.

The estate benefits from manned security with a gatehouse and barrier entrance system.

Description:

The property comprises a mid-terrace unit of steel portal frame construction with brick/block elevations beneath a profile metal roof incorporating translucent roof panels. The accommodation provides warehouse space together with air-conditioned 2 storey offices, toilet and kitchen facilities and a small mezzanine storage area.

The eaves height extends to approximately 6m and there is a single roller shutter door for the tarmac surfaced front loading area along with 7 demarcated car parking spaces.

Accommodation:

	sq. ft.	sq. m.
Warehouse	2,936.50	273
Office	2,567	285.50
Mezzanine	407	38
Approx Gross Internal Area	5,910	549.50

Quoting Price:

£710,000, exclusive

Rateable Value:

Rateable Value (2026): £40,000

EPC:

Rating: E (121)

Planning:

We understand the property has planning permission for B1(c), B2 and B8 uses.

Interested parties should make their own enquiries to Birmingham City Council planning department.

Legal Costs:

Each party to bear their own legal costs incurred in any transaction.

VAT:

VAT is applicable.

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. Interested parties are 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.





Viewing:

Strictly via sole agents:

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

Tel: 0121 455 9455

**Contact: Charles D'Auncey
Email: charles.dauncey@harrislamb.com
Mob: 07747 897 866**

**Contact: Ashley Brown
Email: ashley.brown@harrislamb.com
Mob: 07887 503 851**

Ref: G008192

Date: October 2026

Subject To Contract



