



FOR SALE

INDUSTRIAL/ WAREHOUSE PREMISES

UNIT 13 MAGREAL INDUSTRIAL ESTATE
FREETH STREET
BIRMINGHAM
B16 0QZ



1,660 sq.ft. (154.34 sq.m.)

Approx. Gross Internal Area

- End terrace unit with 2 car parking spaces
- Great access to Birmingham City Centre





Location:

Magreal Industrial Estate, an estate we know well, is located off Icknield Square in Ladywood, approximately ½ mile from Birmingham City Centre being accessed from the main A4540 Ladywood Middleway.

Description:

The unit is a steel portal frame end terrace unit built in c.1990. Internally, the office space comprises of a suspending ceiling with panel lighting, a manual shutter door and carpet throughout.

The eaves are approximately 5m with a max working height of 4.5m.

Externally, there are 2 car parking spaces that come with the unit.

Accommodation:

Areas	sq. m.	sq. ft.
Warehouse	56.71	610
Office	97.63	1,050
Approx. Gross Internal Area	154.34	1,660



Tenure:

The property is available freehold with vacant possession.

Price:

£250,000 exclusive

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:

2026 Rateable Value: £16,500



EPC:

EPC Rating: **E (104)**

Service Charge:

The landlord reserves the right to implement an estate Service Charge in relation to maintenance and up-keep of common areas and security.



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
4th Floor
4 Brindleyplace
Birmingham
B1 2LG**

Tel: 0121 455 9455

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

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Mobile: 07747 897 866**

Ref: TBC

Date: October 2026

Subject To Contract



