

17 - 20

Green Street, Birmingham, B12 0NB

SHEPHERD
COMMERCIAL



TO LET / FOR SALE

7,450 SQ FT
(692.13 SQ M)

£2,000 PER MONTH
£750,000

Two-storey brick-built industrial unit with roller shutter access and personnel entrances.

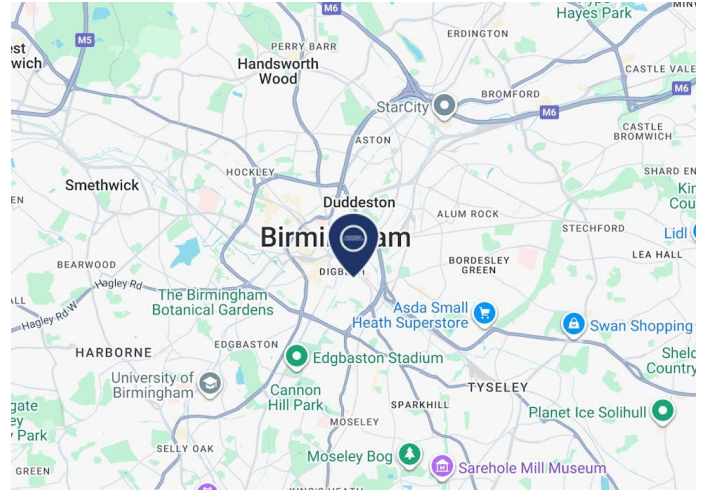
- Prominent roadside position in mixed-use area
- Brick-built industrial premises with character frontage
- Roller shutter loading door marked 'Goods Inwards'
- Multiple windows providing natural light

01564 778890
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Summary

Available Size	7,450 sq ft / 692.13 sq m
Rent	£2,000 per month
Price	£750,000
EPC	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

The property comprises a brick-built industrial building arranged over two floors, with a traditional frontage directly onto the street. The exterior features multiple windows across both levels, a central roller shutter door marked 'Goods Inwards', and separate pedestrian access doors. The building sits within a mixed-use area that includes modern residential blocks and commercial premises.

Internally, the ground floor provides a series of large open-plan areas with solid floors, painted brick walls and exposed structural columns. Lighting is provided by fluorescent strip fittings, and various rooms include surface-mounted trunking, pipework and electrical installations. Sections of the ground floor incorporate partitioned areas, storage rooms, and a raised loading bay with internal steps leading toward the shutter access. Additional rooms show exposed brickwork, suspended ceilings and built-in shelving.

A staircase leads to the first floor, which contains several office-style rooms with carpeted floors, painted walls and suspended ceilings. These rooms benefit from natural light through multi-panel windows and include visible roof beams, electrical outlets and radiators. The first floor also contains a corridor and a staff toilet, as shown in the photographs.

Location

The property is situated on Green Street, within an established mixed-use area close to Birmingham city centre. The location provides convenient access to local amenities and transport links, with the A4540 Middleway nearby offering connections to the wider road network. The surrounding area comprises a mix of industrial, commercial, and residential developments, including several modern apartment buildings. Birmingham city centre and Digbeth are both within easy reach, providing a range of services, retail, and leisure facilities.

Viewings

Strictly by appointment only with Shepherd Commercial

Terms

The terms of the lease would be a 6-year term with rent reviews every 3 years.

Services

All mains are believed to be connected to the property.



Kaine Arkinson

01564 778 890 | 07487 521802
kaine@shepcom.com



Charlie Boswell

01564 778 890 | 07913 142038
charlie@shepcom.com

