

UNIT 35, ELMDON TRADING ESTATE

Birmingham, B37 7HE



Key Highlights

- 7,907 sq ft
- Level Access Loading Door
- Allocated Car Parking Spaces
- Under Refurbishment
- 5.6m Eaves Height
- Ground Floor Office Accomodation
- Dedicated Forecourt Yard
- Available July 2026

SAVILLS Birmingham
55 Colmore Row
Birmingham B3 2AA
0121 200 4500
[savills.co.uk](https://www.savills.co.uk)



Description

Unit 35 comprises a mid-terraced industrial/warehouse unit currently undergoing refurbishment. The property benefits from heating and lighting, a level access loading door, ground-floor office accommodation, and a dedicated yard and parking area.

Location

The property is located on the well-established Elmdon Trading Estate within Solihull. The estate benefits from excellent connectivity, being less than 1 mile from Junction 6 of the M42 and approximately 2.2 miles from Junction 4 of the M6. Birmingham International Airport, Birmingham International Railway Station and the National Exhibition Centre (NEC) are all within close proximity.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	7,907	734.58	Available
Total	7,907	734.58	

Terms

The unit is available by way of a new Fully Repairing and Insuring Lease for a term of years to be agreed.

EPC

EPC Rating is D-77

Business Rates

The April 2026 Rateable Value is £75,500.

Planning

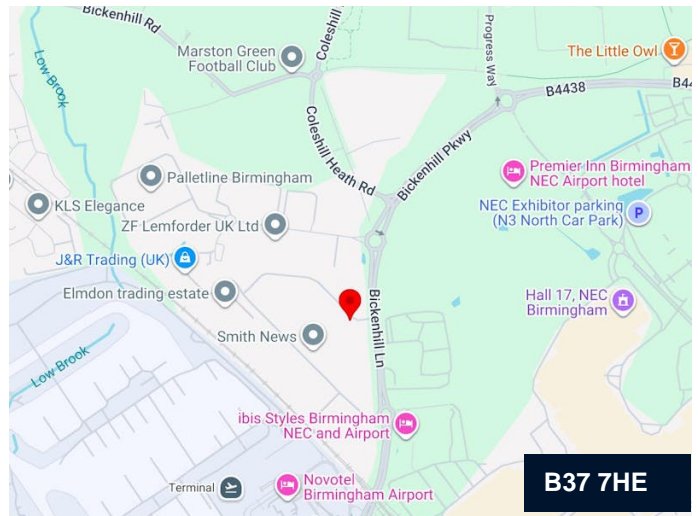
The estate is suitable for light industrial/general industrial and storage/distribution uses falling within classes B1, B2 and B8.

Security

The estate benefits from 24 hour security via a manned gatehouse, which is further supplemented by regular security patrols.

Service Charge

A service charge is levied to cover the communal costs and services for the estate. Please contact the agents for further details.



Contact

Katie Beswick

07779 926 822

07779 926 822

katie.beswick@savills.com

Christian Smith

0121 200 4507

07808 784 789

christian.smith@savills.com

Sam Robinson (Colliers)

+44 121 265 7582

07825 437 213

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