



## Units 1C - 2D, Greenlight Kings Heath

Warstock Road, Birmingham, B14 4ST

**Greenlight Kings Heath is an impressive new development made up of 10 trade and industrial units set 7 miles south of Birmingham city centre**

**3,601 to 10,805 sq ft**  
(334.54 to 1,003.82 sq m)

- Approximately 4.6 miles from Junction 3 of the M42 Motorway
- EPC A+
- Available Now

# Units 1C - 2D, Greenlight Kings Heath, Warstock Road, Birmingham, B14 4ST

## Summary

<b>Available Size</b>	3,601 to 10,805 sq ft
<b>Rent</b>	Rent on application
<b>Business Rates</b>	N/A
<b>Service Charge</b>	N/A
<b>EPC Rating</b>	Upon enquiry

## Description

3,601 sq ft – 10,805 sq ft, with the ability to combine units. Established leading brands already on-site include ScrewFix, Howdens, Gap Plastics, Headlam Group plc and McDonald's.

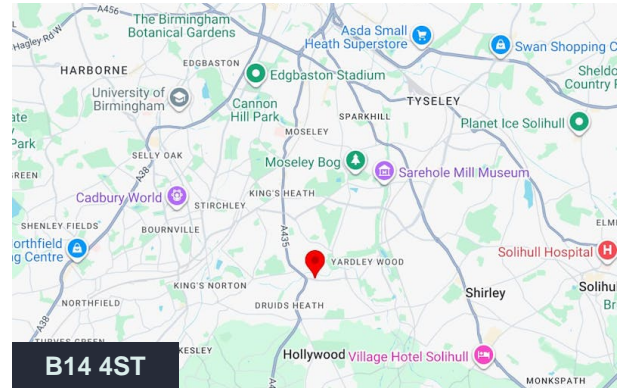
## Location

Situated north of Warstock Road in Kings Heath, just off the A435 Alcester Road, the site is approximately 7 miles south of Birmingham City Centre and around 5 miles north of Junction 3 of the M42 Motorway.

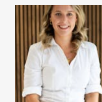
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 1C	3,611	335.47	Available
Unit - 2B	3,601	334.54	Available
Unit - 2C	3,602	334.64	Available
Unit - 2D	3,602	334.64	Available
<b>Total</b>	<b>14,416</b>	<b>1,339.29</b>	



## Viewing & Further Information



### Ellie Fletcher

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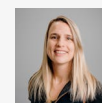
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### Tom Morley (Harris Lamb)



Greenlight  
**Kings Heath**

Birmingham, B14 4ST

**Last few remaining  
trade / warehouse units  
3,601 sq ft – 10,805 sq ft**

**To Let - Immediately Available**



# A progressive new development

Greenlight Kings Heath is a new & impressive sustainable urban-logistics development, which includes 9 trade / warehouse units, available for immediate occupation.

Last few units remain, ranging from 3,601 sq ft - 10,805 sq ft, with the ability to combine units. Established leading brands already on-site include Screwfix, Howdens, Gap Plastics, Headlam Group plc and McDonald's.

Situated north of Warstock Road in Kings Heath, just off the A435 Alcester Road, the site is approximately 7 miles south of Birmingham City Centre and around 5 miles north of Junction 3 of the M42 Motorway.



**1,140,500**

population of Birmingham

**21,000**

people working in the transport and storage sector

**10.6%**

of all local employment is in manufacturing - above the national average of 7.8%

**£3.68bn**

of investment infrastructure is under development in Birmingham



BREEAM  
Excellent



EPC  
A+



Low Air  
Permeability



Cycle  
Parking



10% Roof  
Lighting



PV Panels  
Installed



EV  
Charging



Net Zero Carbon  
Operations  
Enabled



£50 Clean Air  
Zone Savings  
Per Day For HGV\*












Highly Efficient  
Thermal  
Envelope



Reinforced Steel  
to Allow PV Panels  
Across the Roof



Unit	Sq M (GIA)	Sq Ft (GIA)
Unit 1A		LET
Unit 1B		LET
<b>Unit 1C</b>	<b>335</b>	<b>3,611</b>
Unit 1D		LET
Unit 2A		LET
<b>Unit 2B</b>	<b>335</b>	<b>3,601</b>
<b>Unit 2C</b>	<b>335</b>	<b>3,602</b>
<b>Unit 2D</b>	<b>335</b>	<b>3,602</b>
Unit 2E		LET
<b>Total</b>	<b>6,845</b>	<b>73,679</b>

-  1 Electric Level Access Door
-  6.5m Eaves Height
-  30 KN/sq m Floor Loading
-  1 EV Charging Space Per Unit
-  3 Phase Power Supply
-  Ability to Combine Units
-  Secure Site with CCTV Monitoring
-  Dedicated Car Parking
-  24/7 Access





# Greenlight Kings Heath

Birmingham, B14 4ST



Warstock Road, Kings Heath  
Birmingham, B14 4ST

///lease.nods.signal

[greenlight-urbanlogistics.com/kingsheath](https://greenlight-urbanlogistics.com/kingsheath)

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Client funds advised by

**DELANCEY**

**Coltham**

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