



TO LET

INDUSTRIAL/WAREHOUSE PREMISES

UNIT 1 PARKWAY INDUSTRIAL ESTATE
HENEAGE STREET
BIRMINGHAM
B7 4LY



4,972 sq. ft. (462 sq. m.)
Approx. Gross Internal Area

* Prominent Estate fronting (A4540) Birmingham Middle Ring Road.

* M6, Junction 6 Approx 1.5 miles.

* Outside Birmingham Clean Air Zone.

▶ ▶ ▶ ▶ * **PASSING RENT £57,435 per annum, exclusive**



Location:

The estate is situated on Heneage Street fronting the Dartmouth Middleway (A4540) which forms part of Birmingham's Middle Ring Road providing direct access to all main arterial routes running in and out of Birmingham City Centre.

Birmingham City Centre is approximately ½ mile distant. National Motorway access is provided by Junction 6 of the M6 Motorway approximately 1.5 miles distant.



Description:

Unit 1 is contained within a modern industrial estate with the unit being of steel portal frame construction with part brick/ part profile clad elevations with a pitched profile clad roof including intermittent translucent roof lights.

The unit also benefits from the following:

- Ancillary office facilities.
- WC Facilities.
- 6m eaves height.
- Loading access.

Externally, the unit has its own dedicated parking area.

Accommodation:

(Excluding mezzanine)	sq. m.	sq. ft.
Trade Counter/Office	66	710
Warehouse	396	4,262
Total Approx. Gross Internal Area	462	4,972

Tenure:

This will be available via assignment/sublease or by way of surrender and new lease.

Passing Rent:

£57,435 per annum, 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:

2023 Rateable Value: £31,500

EPC:

EPC Rating: **D (98)**

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 joint agents:

Harris Lamb
4 Brindleyplace
Birmingham
B1 2LG

Tel: 0121 455 9455

Contact: Ashley Brown
Email: ashley.brown@harrislamb.com

OR Logix Property

020 3855 5790

Ref: G4019

Date: January 2026

Subject To Contract

