



UNITS C, C1 & D

# WARSTOCK ROAD

KINGS HEATH, BIRMINGHAM, B14 4RT



**FOR SALE / TO LET**

Industrial/Warehouse premises of **80,570 sq ft** on a **2.8 acre** site

## Description

The property comprises a substantial industrial/warehouse property with high-quality office accommodation on a self-contained site fronting Warstock Road in Kings Heath.



### Unit D

- Link detached single storey steel portal frame modern warehouse
- 7.05m eaves
- 1 level and 4 dock level access loading doors
- Heated and lit warehouse
- First floor office accommodation accessed via two-storey reception

### Unit C

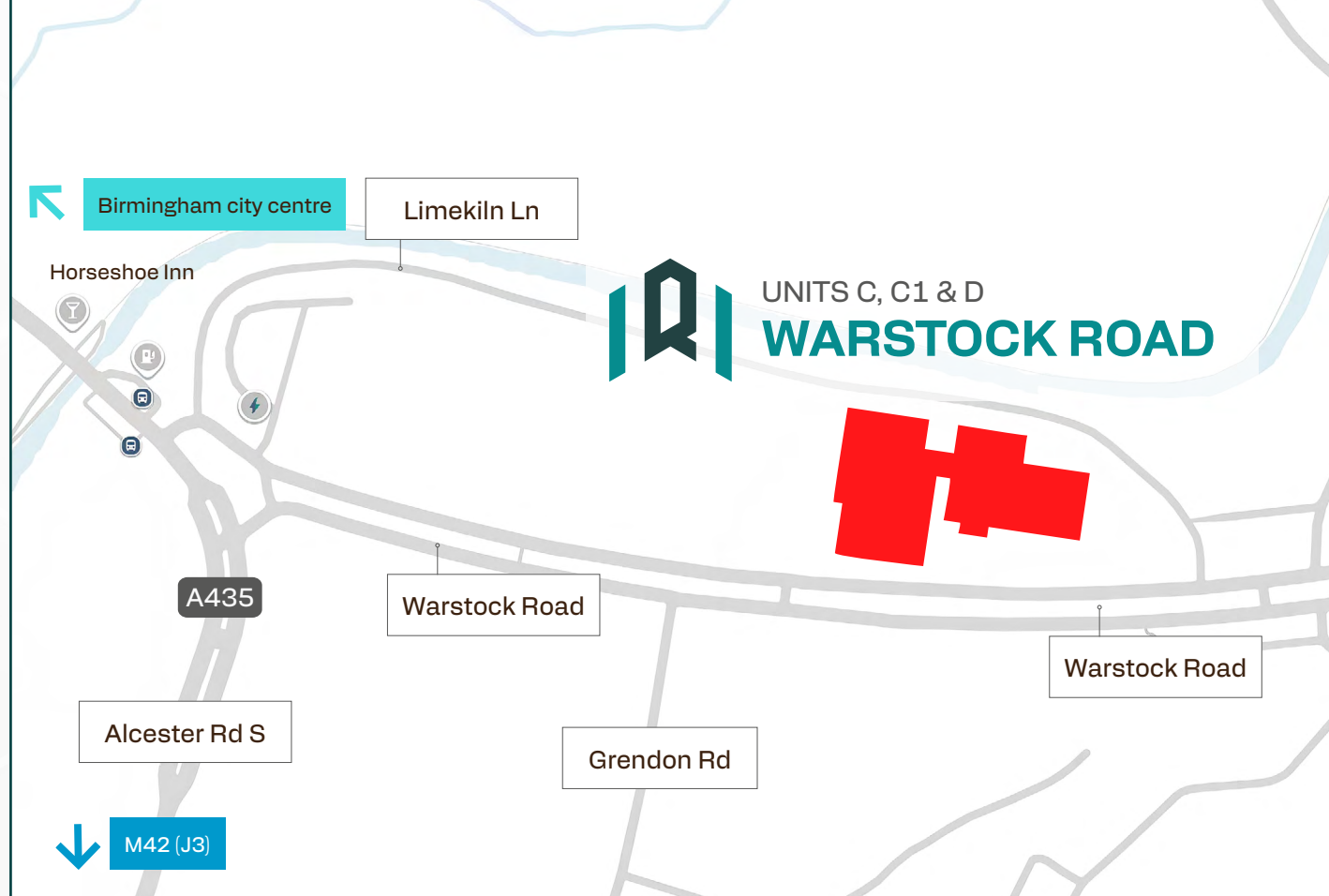
- Steel portal frame modern warehouse
- 9.6m eaves
- 2 dock level access doors
- Heated and lit warehouse
- First floor office accommodation (links to Unit D offices)

### Unit C1

- Lightweight steel frame warehouse/industrial building
- Link section to Unit C
- Mezzanine spans entire footprint
- 1 level access loading door

### Externally

- Secure fenced/gated site
- Access from both Warstock Road and Limekiln Lane



## Location

The property is prominently located on Warstock Road, Kings Heath, with direct access to the A435 Alcester Road South and approximately 6 miles from Birmingham City Centre. Junction 3 of the M42 is just 3 miles away, linking to the M6, M5, and M40 for Midlands and national connectivity. Birmingham International Airport and Railway Station are around 9 miles east, providing passenger and freight links.

**Sat Nav: B14 4RT**

**what3words: ///clouds.risks.trade**

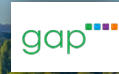
## Distances

|                                          |                       |
|------------------------------------------|-----------------------|
| Birmingham City Centre                   | 6 miles / 15 minutes  |
| M42 Junction 3                           | 3 miles / 8 minutes   |
| Birmingham International Airport         | 9 miles / 20 minutes  |
| Birmingham International Railway Station | 9 miles / 20 minutes  |
| Solihull Town Centre                     | 5 miles / 12 minutes  |
| Redditch                                 | 11 miles / 20 minutes |



# City Centre

15 minute drive



Unit C1

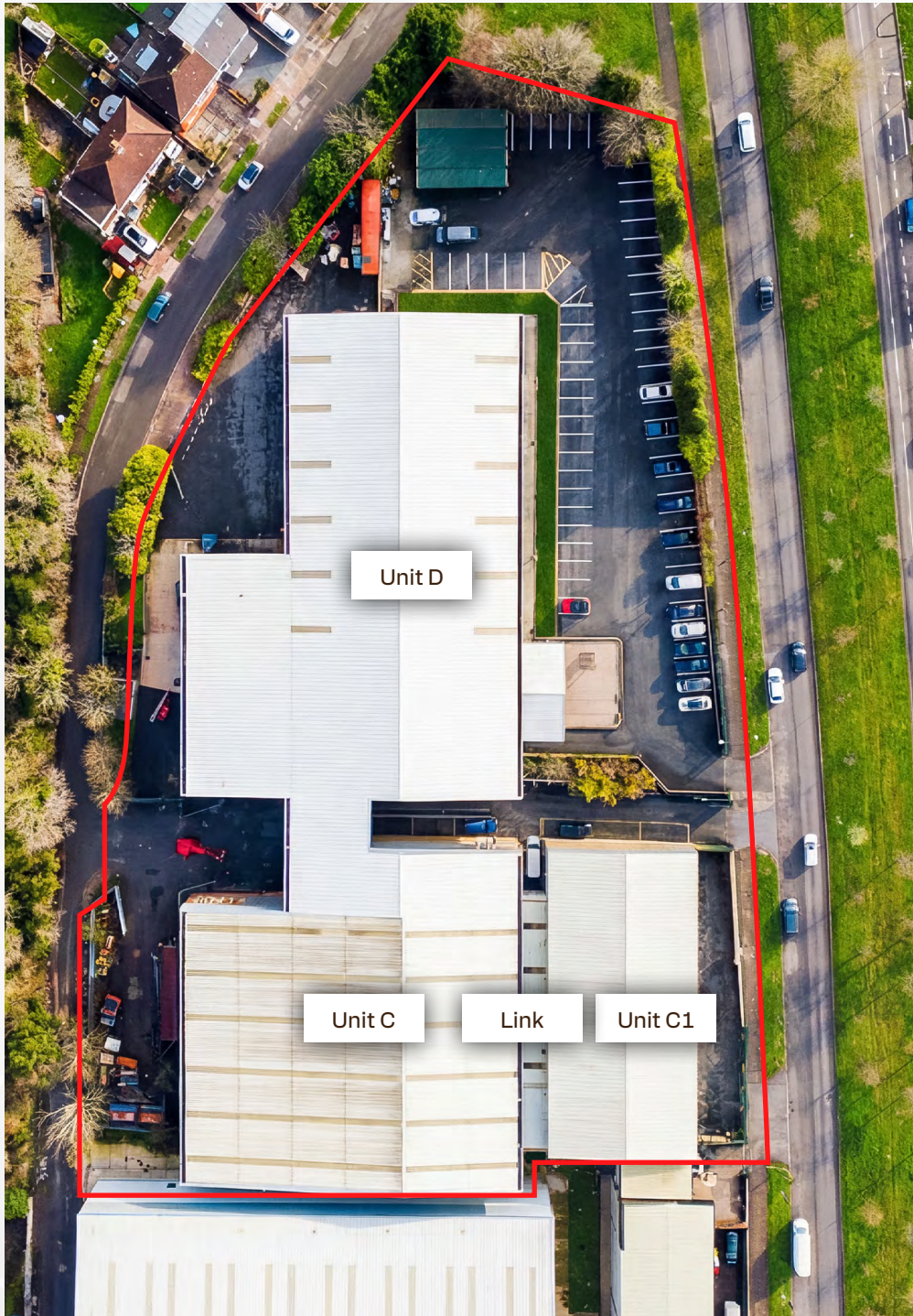
Unit C

Unit D

Warstock Road

Limekiln Ln

M42 J3  
8 minute drive



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## Accommodation

Areas  
(sq m)

Areas  
(sq ft)

### Unit D

|                    |                 |               |
|--------------------|-----------------|---------------|
| Lower Ground Floor | 362.61          | 3,903         |
| Ground Floor       | 2,243.95        | 24,154        |
| First Floor        | 855.18          | 9,205         |
| <b>Total</b>       | <b>3,461.74</b> | <b>37,262</b> |

### Unit C

|                    |                 |               |
|--------------------|-----------------|---------------|
| Ground Floor       | 1,825.86        | 19,653        |
| Upper Ground Floor | 122.39          | 1,316         |
| Stairwell Stores   | 3.37            | 36            |
| First Floor        | 342.89          | 3,691         |
| <b>Total</b>       | <b>2,294.41</b> | <b>24,697</b> |

### Link Building (C-C1)

|              |               |              |
|--------------|---------------|--------------|
| Ground Floor | 117.32        | 1,263        |
| First Floor  | 12.48         | 134          |
| <b>Total</b> | <b>129.80</b> | <b>1,397</b> |

### Unit C1

|                       |                 |               |
|-----------------------|-----------------|---------------|
| Ground Floor          | 702.19          | 7,558         |
| First Floor Mezzanine | 702.19          | 7,558         |
| <b>Total</b>          | <b>1,404.38</b> | <b>15,116</b> |

|                              |       |     |
|------------------------------|-------|-----|
| Office Link (C-D)            | 79.69 | 858 |
| Entrance Lobby (D)           | 48.40 | 521 |
| Rear Plant Room              | 16.95 | 182 |
| Canopy over loading dock (D) | 49.91 | 537 |

### Approx. Total GIA

**7,485.28**

**80,570**

# FOR SALE / TO LET

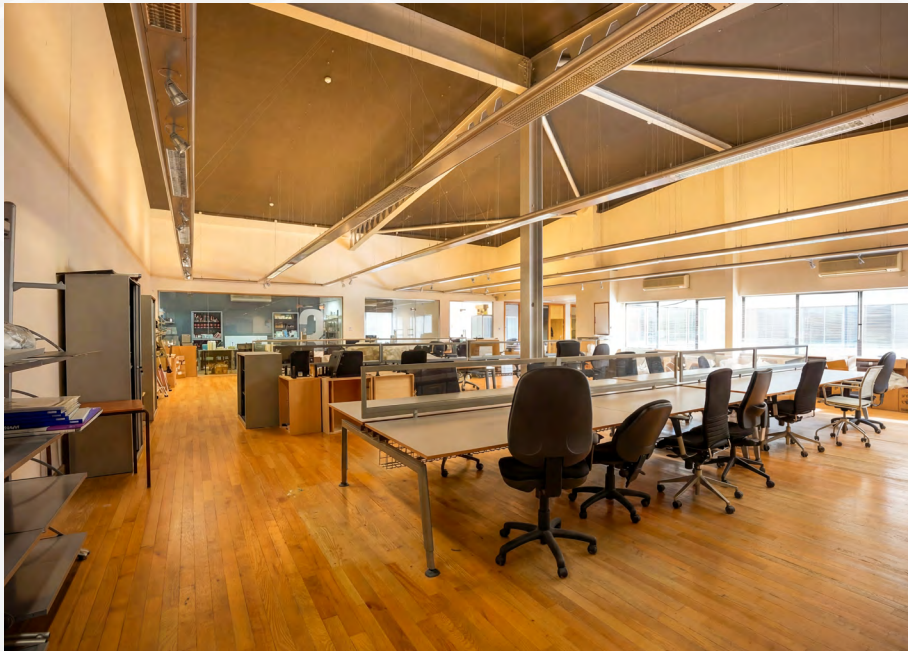


## Tenure

Available freehold with vacant possession.  
Alternatively, consideration will be given to a new full repairing and insuring lease upon terms to be agreed.

## Quoting Price / Rental

Upon application.



## Services

The agent has not tested any apparatus, equipment, fixture, fittings, or services and so cannot verify they are in working order. Verification should be sought from a solicitor or surveyor.

## Business Rates

Pt Building C & Building D,  
Warstock Road, B14 4RT  
1st April 2026 - RV: £175,000

Pt Building C, Warstock Road, B14 4RT  
1st April 2026 - RV: £148,000

## EPC

Rating: TBC.

## Money Laundering

Identification checks are required for all parties transacting property. Proof of identification for the leasing entity will be requested prior to entering a business relationship.

## Legal Costs

Each party to bear their own legal costs.

## VAT

All prices quoted are exclusive of VAT, which may be chargeable.

## Viewings

Viewing strictly by prior appointment via the joint agents:

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