

# 25 Lower Trinity Street

Birmingham, B9 4AG

SHEPHERD  
COMMERCIAL



## TO LET

8,019 SQ FT  
(744.99 SQ M)

£50,000 PER ANNUM PLUS VAT

Secure industrial yard with workshop building in a well-established Deritend location.

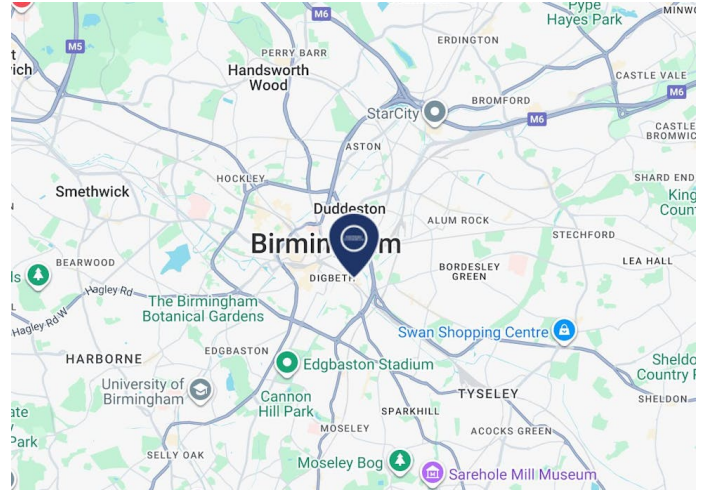
- Secure surfaced yard with defined boundaries
- Prominent frontage to Lower Trinity Street
- Suitable for trade counter, storage, or light industrial occupiers
- Good vehicle access and on-site parking
- Located within an established industrial estate environment

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## Summary

Available Size	8,019 sq ft / 744.99 sq m
Rent	£50,000 per annum PLUS VAT
EPC	EPC exempt - EPC has been commissioned, will be available in less than 28 days

## Description

The property comprises a secure surfaced yard with a detached industrial / workshop building, situated on Lower Trinity Street in the heart of Deritend, one of Birmingham's most established industrial and creative quarters.

The demised area is clearly defined (outlined red on the attached plan) and benefits from direct street frontage, making it suitable for a variety of trade, storage, logistics, or light industrial uses (subject to planning). The site is enclosed and offers excellent yard space, with the workshop providing covered accommodation suitable for storage, repairs, fabrication, or ancillary office/workshop use.

## Location

Lower Trinity Street sits just east of Birmingham city centre, within the Deritend / Digbeth fringe, an area known for a mix of traditional industrial occupiers, automotive users, creative industries, and trade businesses.

The property benefits from excellent connectivity, with easy access to:

- Birmingham City Centre
- A45 Coventry Road
- A38(M) Aston Expressway
- Birmingham Ring Road network

Public transport links and local amenities are close by, making the site practical for both staff and operational use.

## Accommodation

The property includes:

- Secure yard area (as outlined in red on the attached plan)
- Workshop / industrial building positioned within the yard

Further details are available upon request.

## Additional Costs

Estate Charge: £1,719 per annum

Insurance: £1,386 per annum

## Terms

Available by way of a new lease on terms to be agreed.

## Rateable Value

Current: £13,250 per annum

From 1 April 2026: £15,250 per annum

## Viewings

By appointment only with Shepherd Commercial.



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