



FOR SALE

MODERN INDUSTRIAL PREMISES

**166 CLAPGATE LANE
WOODGATE BUSINESS PARK
BARTLEY GREEN
BIRMINGHAM, B32 3DE**



43,653 sq.ft. (4,054.47 sq.m.)

Approx. Gross Internal Area

Site Area - 2.64 acres (1.07 ha)

Rare opportunity to purchase in South Birmingham

Price: £4,365,000, exclusive





Location:

Woodgate Valley is located approximately 7 miles to the south west of Birmingham City Centre and approximately 2½ miles to the east of Halesowen.

There is access to the M5 Motorway at Junction 3, approximately 4 miles to the north west via the A456 Quinton Expressway.

The property is situated on the southern side of Clapgate Lane within an established industrial area forming part of the Woodgate Valley Business Park, located immediately opposite is the 450 acre Woodgate Valley Country Park.

The property is bordered by other similar modern industrial/warehouse buildings and is accessed via a shared access road leading from Clapgate Lane.

Description:

The property comprises of a purpose built modern detached industrial building with the following specification:

- Steel portal frame building in three bays
- 6.44m eaves height
- Level access loading doors
- Two storey offices including WC's and staff welfare facilities
- Externally car parking is provided within a landscaped area

	SQ FT
Unit 1	
Offices Ground Floor	7,172
Offices First Floor	1,881
Training Area/Loading Bay/Warehouse	7,214
Mezzanine Floor	1,338
Unit 2	13,524
Unit 3	13,862
Approx Total Gross Internal Area (excluding mezzanine floor)	43,653

We calculate from Promap Digital Mapping system the site area extends to approximately 2.64 acres (1.07 hectares)

Tenure:

Long Leasehold for a term of 125 years from June 1998 at a peppercorn rent.

Quoting Price:

£4,365,000, exclusive

Business Rates:

Rateable Value (2026): £252,500

EPC Rating:

EPC Rating: On application

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.

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 sole agents:

Harris Lamb

Tel: 0121 455 9455

Contact: Thomas Morley
Email: thomas.morley@harrislamb.com
Mobile: 07921 974 139

Ashley Brown
ashley.brown@harrislamb.com
07887 503 851

Ref: G008170

Date: June 2026

Subject To Contract





