

2 Lawley Middleway

Birmingham, B4 7XL

SHEPHERD
COMMERCIAL



TO LET

29,621 SQ FT
(2,751.88 SQ M)

£150,000 PER ANNUM

a 29,621sqft industrial unit
located in the city-fringe
of Birmingham

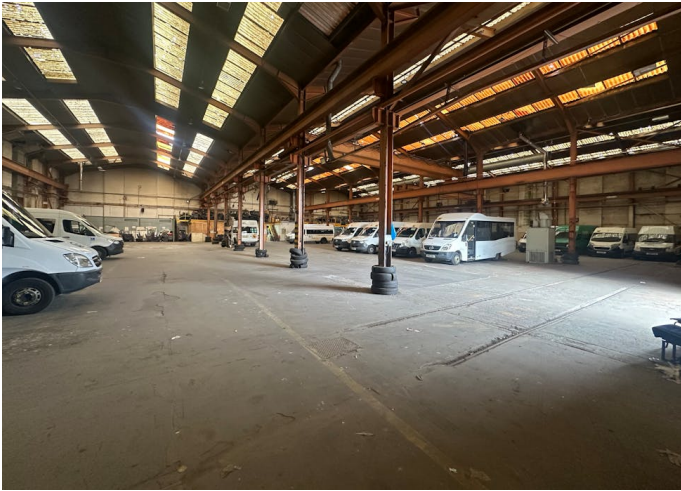
- Excellent Frontage unto A4540 Middleway
- Rear Secure Yard
- Ancillary Offices
- Open-Plan Triple Workshop
- City Location

01564 778890
www.shepcom.com

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Summary

Available Size	29,621 sq ft / 2,751.88 sq m
Rent	£150,000 per annum
Service Charge	N/A
Estate Charge	N/A
EPC	D

Description

The property comprises a substantial detached industrial and warehouse facility of steel portal frame construction beneath a series of pitched roofs incorporating translucent roof lights. Internally, the accommodation provides predominantly open-plan warehouse and workshop space with excellent clear spans, generous eaves height and multiple loading access points, making it suitable for a variety of industrial, logistics, storage, manufacturing and trade counter occupiers. Externally, the property benefits from extensive secure yard and parking areas capable of accommodating commercial vehicles, staff parking and operational servicing requirements. The site's scale, city centre proximity and redevelopment potential provide a rare opportunity within Birmingham's increasingly constrained industrial market.

Location

2 Lawley Middleway occupies a highly prominent position on the eastern edge of Birmingham City Centre, fronting the A4540 Middleway ring road and situated immediately adjacent to the Eastside and Curzon Street regeneration districts.

The property benefits from excellent accessibility to the national motorway network via Junction 6 of the M6 (Spaghetti Junction), whilst Birmingham City Centre, Snow Hill, Moor Street and New Street railway stations are all within close proximity. The location is undergoing significant transformation, driven by the HS2 Curzon Street Station development and extensive residential-led regeneration, making it one of Birmingham's most strategically positioned commercial locations.

Viewings

Strictly by appointment with Shepherd Commercial

Terms

The property is to be offered to the leasehold open-market for a sum of a minimum of three years.

Condition

The property is of an older industrial construction and has been occupied for vehicle-related operational use. The accommodation is functional and serviceable throughout, benefiting from robust concrete floors, steel portal frame construction and good natural daylight through extensive roof lighting. Prospective occupiers may wish to undertake a programme of refurbishment and modernisation to suit their individual occupational requirements; however, the building offers a substantial volume of usable accommodation with clear operational flexibility. The property is considered well suited to continued industrial, storage, workshop or fleet-based uses, whilst also presenting future asset management and redevelopment opportunities subject to the necessary consents.



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