



TO LET

INDUSTRIAL/ WAREHOUSE PREMISES

26 GRAVELLY INDUSTRIAL PARK BIRMINGHAM, B24 8HZ



21,183 sqft (1,967 sqm)

Approx. Gross Internal Area

- 7 m eaves height
- Situated on an established, well managed estate in the heart of Birmingham's Industrial / Warehouse Market
- **Rent: £197,200 per annum, exclusive**





Location:

Gravelly Industrial Park is Birmingham's premier industrial and distribution estate, strategically located close to Junction 6 M6 (Spaghetti Junction) and the Aston Expressway.

Junction 6 provides access to the M6 and the national motorway network and the Aston Expressway provides quick access to Birmingham City Centre and the Ring Road. The estate is accessed via the A38 Tyburn Road or the A47 Heartlands Parkway.

Description:

The premises comprises of a mid-terraced industrial / warehouse unit with single storey offices on the popular Gravelly Industrial Park.

The specification is as follows;

- 7m eaves height
- 2 level access loading doors
- The warehouse is lit
- Ground floor offices with entrance, staff welfare and WC facilities
- Concrete loading yard area to the rear
- Car parking provided to the front of the unit

Accommodation:

Area	Sqm	Sqft
Warehouse	1,884.14	20,281
Ground Floor Offices	83.81	902
Total Gross Internal Area	1,967.95	21,183

Tenure:

The property is available by way of an assignment / sub-lease of an existing lease expiring September 2030.

A longer term may be available if required.

Rent:

Current Passing Rent £197,200 per annum, exclusive.

Energy Performance Certificate:

EPC Rating – B (42)

Business Rates:

Rateable Value (2023): £128,000

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 purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/ leasing entity.

Legal Costs:

Each party to be responsible for their own legal costs incurred in any transaction.

VAT:

All figures quoted are exclusive of VAT.





Viewing:

Strictly via the joint agents:

Harris Lamb
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Or joint agents

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Ref: G0008134
Date: Feb 2026

Subject To Contract



