



TO LET

INDUSTRIAL / WAREHOUSE PREMISES

UNIT 5
KETTLES WOOD DRIVE
WOODGATE VALLEY, BARTLEY GREEN
BIRMINGHAM B32 3DB



7,777 sq ft (722 sq m)
Approx. Gross Internal Area

*** High Quality Modern Unit**

*** 6m Eaves**

*** Additional Mezzanine Floor Extending c 3,593 Sq ft**

▶ ▶ ▶ ▶ ▶ • **Rent: £80,000 Per Annum, Exclusive**



Location:

The unit is located on Kettles Wood Drive which is off Clapgate Lane on the prestigious Woodgate Valley Business Park. Birmingham city centre is 7 miles and Halesowen 2½ miles. Junction 3 of the M5 Motorway is approximately 4 miles from the property.

The estate benefits from manned security with a gatehouse and barrier entrance system.

Description:

The property comprises of a modern mid-terrace industrial/ warehouse unit.

The specification is as follows;

- 6m eaves
- 1 level access loading door
- The warehouse has LED lighting
- 2 storey offices including staff welfare facilities
- Additional mezzanine floor extending to 3,593 sq ft
- Car parking at the front of the unit
- On site security with barrier entrance system

Accommodation:

	sq. ft.	sq. m.
Warehouse	5,151	478.55
Ground and First Floor Offices	2,626	244
Mezzanine Floor	3,593	333.78
Approx Gross Internal Area (excluding mezzanine floor)	7,777	722.55

Rental:

£80,000 per annum, exclusive

Rateable Value:

Rateable Value (2023): £40,750

Planning:

We understand the property has planning permission for B1(c), B2 and B8 uses.

Interested parties should make their own enquiries to Birmingham City Council planning department.

Legal Costs:

Each party to bear their own legal costs incurred in any transaction.

VAT:

VAT is applicable.

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. Interested parties are 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.

EPC:

Awaiting EPC





Viewing:

Strictly via sole agents:

Harris Lamb
4th Floor
4 Brindleyplace
Birmingham
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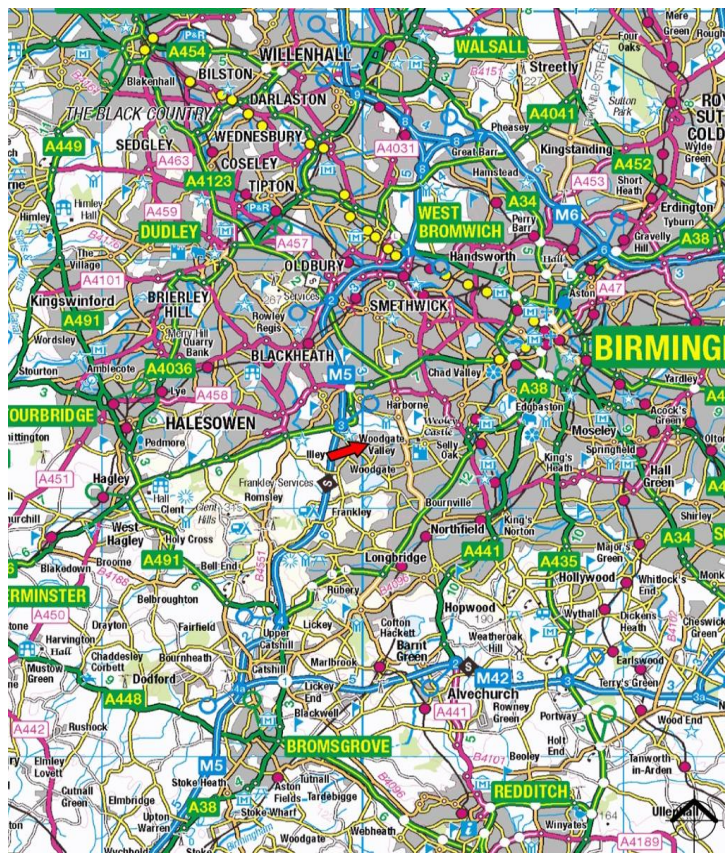
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Ref: G008104

Date: July 2025

Subject To Contract



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