



TO LET

INDUSTRIAL/ WAREHOUSE PREMISES

**HEPACO HOUSE
ALDRIDGE ROAD
PERRY BARR, BIRMINGHAM
B42 2EY**



**From 9,632 sq. ft. (894 sq. m.)
to 19,526 sq. ft. (1,814 sq.m.)**
Approx. Gross Internal Area

- * Occupying a prominent position on Aldridge Road**
- * Minimum eaves height of 4.9m**
- * Available as a whole or in part**
- * RENT: £176,000 per annum, exclusive**





Location:

The property is situated in a prominent location set back off Aldridge Road, Perry Barr.

Birmingham City Centre is approximately 3.5 miles distant and National Motorway access is provided via Junctions 6 and 7 of the M6 Motorway being approximately 2.5 miles distant.

Description:

The property comprises a detached warehouse split into two separate bays. The property is of steel portal frame construction with a pitched roof and concrete floor. Internally the property is heated and lit with an eaves height extending to 4.90m. A roller shutter loading door serves each bay.

The accommodation has car parking to the front accessed via a relief road parallel to Aldridge Road.

Accommodation:

	sq. m.	sq. ft.
Bay 1	919.18	9,894
Bay 2	894.84	9,632
Total Gross Internal Area	1,814.02	19,526

The property is available as a whole or alternatively can be split satisfying requirements from 9,632 sq.ft.

Tenure:

A new FRI lease is available for a term of years to be agreed.

Rental:

£176,000 per annum, exclusive.

Business Rates:

The premises currently has 2 assessments, Rateable Value (2023):

- £41,750
- £44,750

EPC:

EPC Rating – Awaiting assessment

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.

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.

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.





Viewing:

Strictly via sole agents:

**Harris Lamb
4th Floor
4 Brindleyplace
Birmingham
B1 2LG**

Tel: 0121 455 9455

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

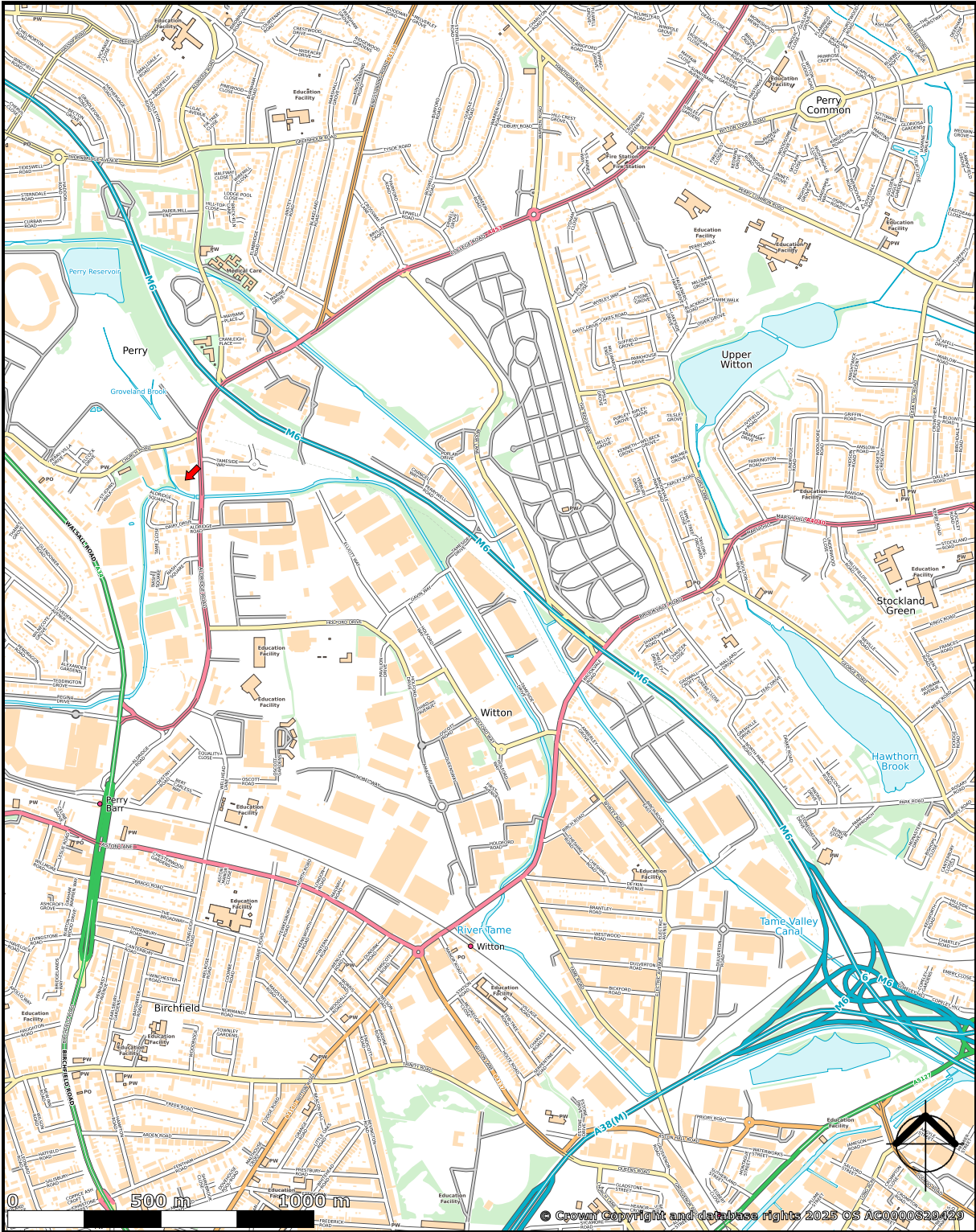
**Contact: Nick Empson
Email: nick.empson@harrislamb.com
Mob: 07721 816 907**

**Ref: G008118
Date: September 2025**

Subject To Contract



Hepaco House, Aldridge Road, Perry Barr, Birmingham, B42 2EY



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Plotted Scale - 1:19,917

This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract