

**fisher  
german**

# Unit 2, Forge Trading Estate

Mucklow Hill, Halesowen, B62 8TP

Leasehold  
Industrial/Warehouse Unit

2,500 Sq Ft (236.26 Sq M)



**To Let**



## Amenities



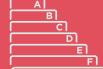
Allocated  
Parking



Roller Shutter  
Door



Roof Lights



EPC



Secure  
Estate



J3 M5  
2.3 Miles

## Unit 2, Forge Trading Estate

2,500 Sq Ft (236.26 Sq M)

### Description

The property comprises an industrial unit of brickwork construction, surmounted by a pitched roof with translucent roof lights at regular intervals. Integral office accommodation is provided to the front elevation, with WCs and industrial accommodation to the rear.

Externally, the unit benefits from a dedicated loading/parking area, with access provided via an electric roller shutter door.

## Location

Forge Trading Estate is located adjacent to the A458 Mucklow Hill, approximately 0.9 miles from Halesowen town centre.

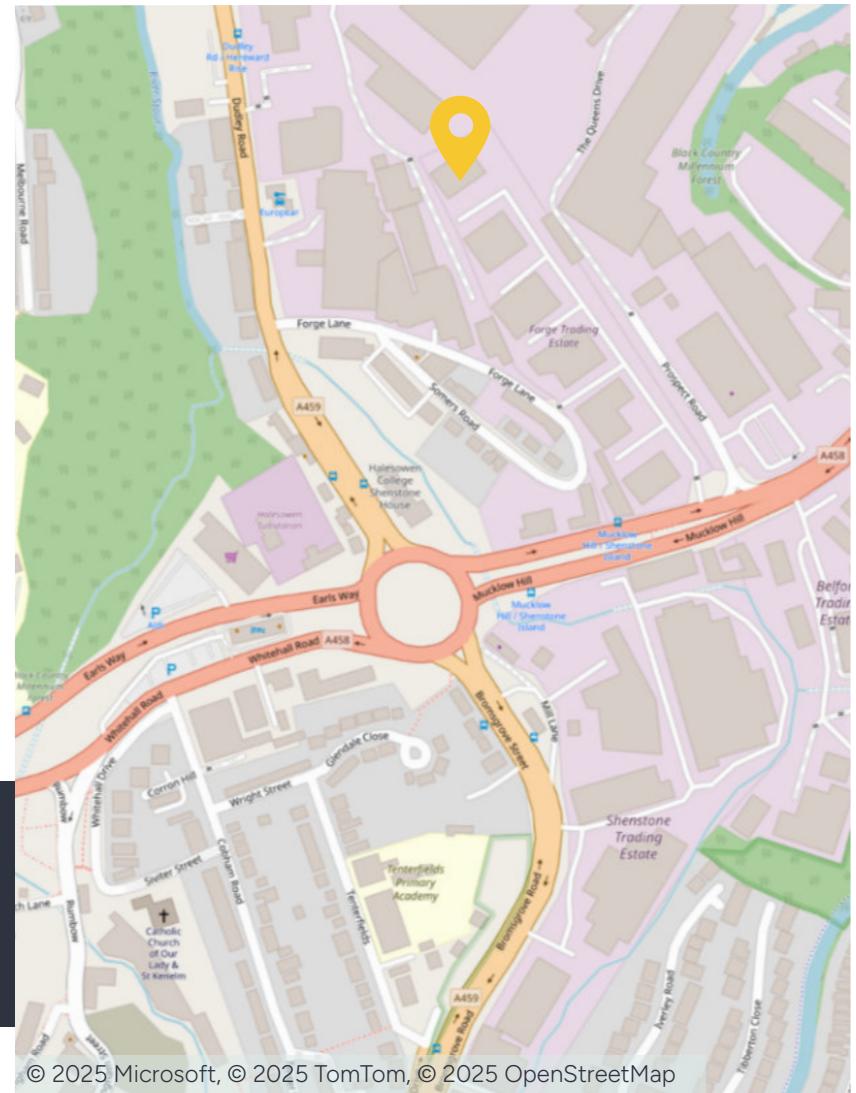
Junction 3 of the M5 motorway is located approximately 2 miles to the east of the estate, providing access to the wider Midlands motorway network.

## Accommodation

Description	Sq Ft	Sq M
Unit 2	2,500	236.26

**Locations**  
Halesowen: 0.9 miles  
J3 M5: 2.3 miles  
Birmingham: 8.1 miles

**Nearest station**  
Old Hill: 1.8 miles  
**Nearest airport**  
Birmingham International: 30.8 miles



## Further information

### Tenure

Available to let for a term to be agreed.

### Rent

On application.

### Business Rates

Tenant responsible for making their own enquiries regarding rates liability.

The ingoing tenant could benefit from Small Business Rates relief if they meet certain criteria. Please contact the Local Authority for more information.

### Services

We understand that the property benefits from three phase electricity and water connections.

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

### Legal Costs

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

### Service Charge

A service charge is payable in respect of the upkeep of the common parts.

### Insurance

The landlord insures the property and recovers the cost from the tenant.

### References/Deposit

The successful tenant will need to provide satisfactory references for approval. The landlord may also request a deposit.

### EPC

Energy Performance Rating E.

### Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

### Anti Money Laundering

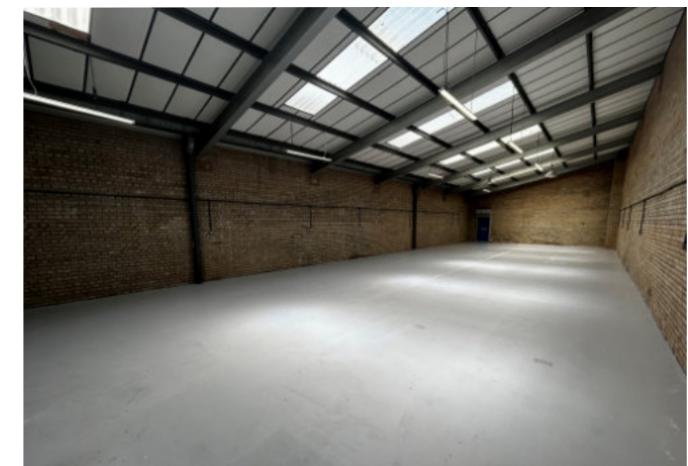
The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

### VAT

VAT is chargeable in respect of this transaction.

### Viewings

Strictly by prior arrangement with the sole agents.



# Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



**Ellie Fletcher**

0121 561 7888

[ellie.fletcher@fishergerman.co.uk](mailto:ellie.fletcher@fishergerman.co.uk)



**Mike Price**

0121 561 7882

[mike.price@fishergerman.co.uk](mailto:mike.price@fishergerman.co.uk)

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Particulars dated January 2026. Photographs dated March 2025.