

**fisher  
german**

# Forge Trading Estate

Leasehold  
Industrial/Warehouse Units

Mucklow Hill, Halesowen, B62 8TP

1,712 & 2,500 Sq Ft (159.05 & 236.26 Sq M)



**To Let**



Unit 2

## Amenities



Allocated  
Parking



Roller Shutter  
Door



Roof Lights



EPC



Secure  
Estate



J3 M5  
2.3 Miles

## Forge Trading Estate

1,712 & 2,500 Sq Ft (159.05 & 236.26 Sq M)

### Description

The properties comprise industrial units of brickwork construction, surmounted by a pitched roofs 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 units benefit 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
Unit 6	1,712	159.05

### Locations

Halesowen: 0.9 miles

J3 M5: 2.3 miles

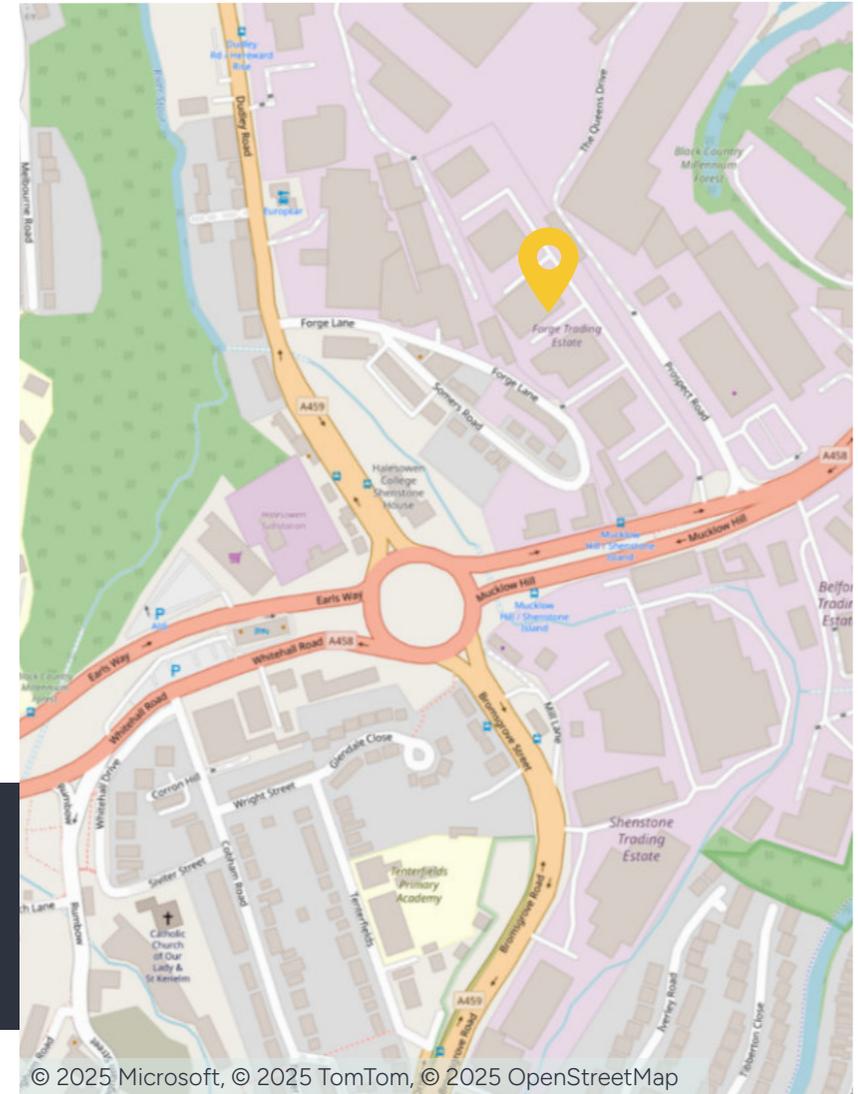
Birmingham: 8.1 miles

### 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

Unit 2: Energy Performance Rating E.

Unit 6: 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



**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)



Or our joint agents: Bulleys

**Max Shelley / Will Turner**

0121 544 2121

[max.shelley@bulleys.co.uk](mailto:max.shelley@bulleys.co.uk)

[william.turner@bulleys.co.uk](mailto:william.turner@bulleys.co.uk)

Please note: Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars dated February 2026. Photographs dated March 2025.



This brochure is fully recyclable