



Unit 3, Ardath Road
Birmingham, B38 9PL

**DETACHED
FACTORY/WAREHOUSE**

6,065 sq ft
(563.46 sq m)

- AVAILABLE IMMEDIATELY
- OFF-STREET PARKING
- CENTRAL HEATING
- CONVENIENT LOCATION
- ROLLER SHUTTER DOOR
- SHOWROOM

Summary

Available Size	6,065 sq ft
Rent	£45,000 per annum
Rates Payable	£14,904 per annum
Rateable Value	£34,500
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Location

The Property is located in the established industrial area off Wharf Road, which links to Pershore Road (A441) approximately 1/3 mile west of the Property.

Pershore Road provides access to Birmingham City Centre, some 4 miles to the north, with Junctions 2 & 3 of the M42 Motorway being approximately 4 miles to the south.

Description

The Property comprises a single-storey, detached steel portal framed Factory/Warehouse Unit, with an eaves height of 4 metres (13'2").

The Property is generally well specified throughout, with a suspended ceiling incorporating a mixture of LED and fluorescent lighting. The windows to the Property are UPVC framed double-glazing, with a roller-shutter door providing access to the Loading Bay.

Internally, the Property has been configured to provide a mixture of Open-Plan Warehouse/Showroom space, together with cellular Offices, Meeting Rooms and welfare facilities.

The Gross Internal Area (GIA) extends to approximately 6,065 sq ft (564 sq m).

Externally, the Property benefits from a Tarmac surfaced Forecourt Area, providing ample off-street parking and access to the loading.

Rent

£45,000 per annum (No VAT)

Tenure

Full Repairing and Insuring Lease for a term of 3 or more years.

Services

All mains services are connected.
The Property benefits from gas-fired central heating via a Worcester Bosch boiler.

Legal Fees

Each party to pay their own costs.

Rateable Value

From April 2026 - £34,500

Viewings

Strictly by appointment with our Reception on 01527 584 242



Viewing & Further Information



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