

Unit 3, Forward Park Trading Estate

Bagot Street, Birmingham, B4 7BA

Garrison
REAL ESTATE



TO LET

8,085 SQ FT
(751.12 SQ M)

RENT ON APPLICATION

Modern Industrial / Warehouse unit within close proximity of Birmingham City Centre & A38 Aston Expressway.

- Modern unit to be refurbished
- 1 electric roller shutter loading door
- Ample car parking provision
- Close proximity to Birmingham City Centre & A38 Aston Expressway
- Self contained warehouse unit
- Glazed office frontage
- 6m to eaves

www.garrisonrealestate.co.uk

0121 401 1604

Unit 3, Forward Park Trading Estate

Bagot Street, Birmingham, B4 7BA

Garrison
REAL ESTATE

Description

The property is a modern industrial warehouse / production unit situated next to the A38 Aston Expressway and walking distance into Birmingham City Centre.

The unit is to be refurbished and benefits from eaves height of 6.1m, together with a single roller shutter loading door. The warehouse includes lighting & heating provision.

There is a two storey office block with a mixture of open plan and partitioned meeting rooms.

Externally, there is a dedicated loading area and ample parking in the forecourt and side elevations.

The unit is to be refurbished and will be available for occupation in Q4 2025

Location

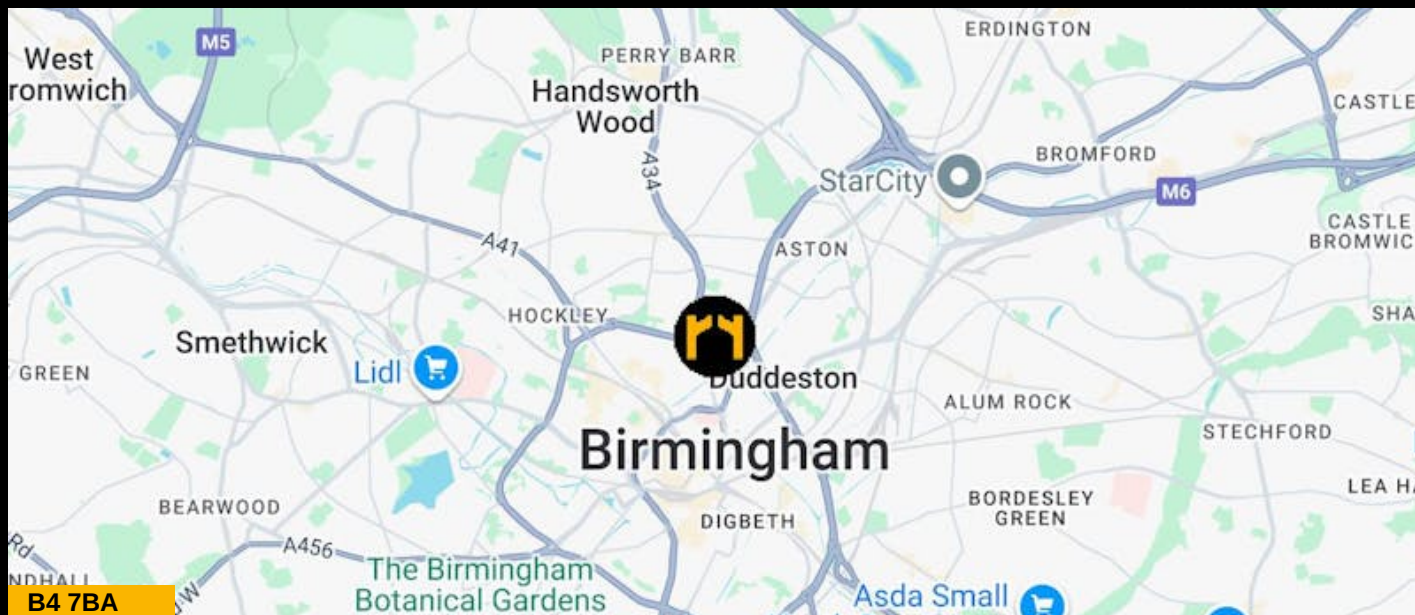
The property is located just off the A38 Corporation Street / Aston Expressway which links directly with J6 of the M6 Motorway and the national motorway network.

Birmingham City Centre (including Snow Hill station) is situated 0.5 miles South West of the estate.

Unit 3, Forward Park Trading Estate

Bagot Street, Birmingham, B4 7BA

Garrison
REAL ESTATE



Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 3	8,085	751.12	Available
Total	8,085	751.12	

Anti Money Laundering

The Anti Money Laundering Regulations 2017 and Proceeds of Crime Act 2002 require identification checks are undertaken for all parties leasing or purchasing property. Before a business relationship can be formed, we will request proof of identification for the leasing or purchasing entity.

Contacts

JON RYAN-GILL
07961 820 757
jrg@garrisonrealestate.co.uk

JOHN SAMBROOKS
07919 624 512
js@garrisonrealestate.co.uk

Further Information

[View on our website](#)

Garrison Real Estate Limited give notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Garrison Real Estate Limited, or its joint agents, has any authority to make any representation or warranty whatsoever in relation to this property. Generated on 13/10/2025