

INDUSTRIAL, TRADE COUNTER, WAREHOUSE | TO LET

[VIEW ONLINE](#)



UNIT 6 TYSELEY ENERGY PARK, HAY MILLS, BIRMINGHAM, B25 8DW

5,457 SQ FT (506.97 SQ M)

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

High Quality Warehouse Accommodation with  
Integral First Floor Offices

- 24 Hour On-site Security
- Infrared Heating
- Low Carbon Power
- Forklift Truck Hire
- Gated Forecourt for External Storage / Car Parking
- Access to Cleantech Ecosystem
- 3-Phase Electric
- First Floor Offices with Gas Central Heating
- CCTV



## DESCRIPTION

A well-presented industrial unit situated within the established Tyseley Energy Park, offering high-quality warehouse and office accommodation suitable for a range of industrial and trade occupiers.

Constructed in traditional masonry with an insulated pitched roof incorporating translucent roof lights, the property benefits from excellent levels of natural light. The unit was comprehensively refurbished in 2020 and provides predominantly open plan warehouse space with concrete flooring, infrared heating, and energy-efficient LED lighting throughout. The space offers good working height, with eaves rising to 7m at apex.

The property also includes self-contained first floor offices, finished to a modern standard. The office accommodation benefits from gas central heating, carpeted flooring, perimeter trunking with integrated power points, and double-glazed windows.

Externally, the unit benefits from a secure gated forecourt, offering loading access and on-site parking. As part of the wider estate, tenants will benefit from low carbon power, EV charging and 24-hour on-site security.



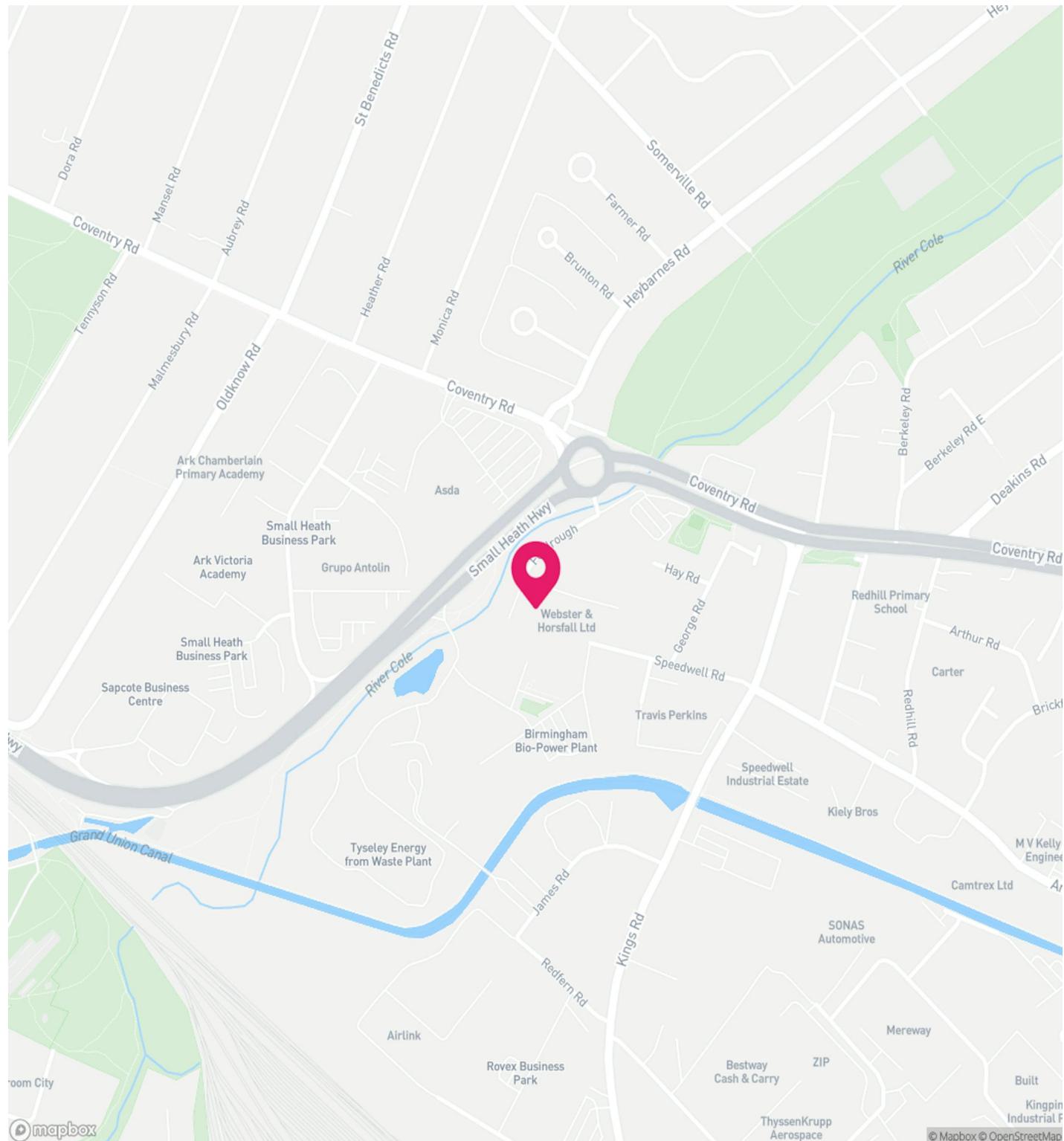
## LOCATION

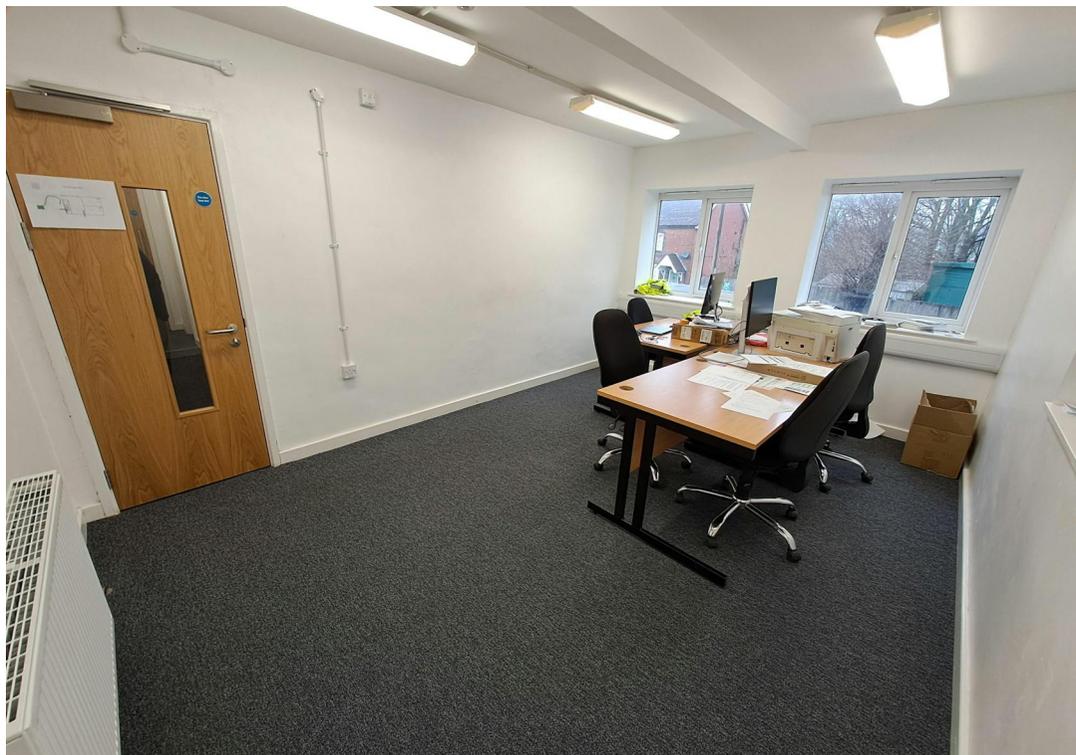
Tyseley Energy Park sits within an established industrial area, between the A45 Coventry Road and the A41 Warwick Road. The area benefits from good local road and public transport links and the site itself is accessible from the A45 Coventry Road

The site is located 2.5 miles from Birmingham City Centre with a direct link to Birmingham International Airport 6.2 miles away - both of which are accessible by direct bus route.

Tyseley Energy Park is home to one of the UK's leading clean energy and innovation clusters, driving Birmingham's transition to a net zero economy.

The park is already home to a range of pioneering organisations working across hydrogen, battery recycling, sustainable transport, and circular economy technologies. By locating here, businesses gain access to low carbon infrastructure, a collaborative cleantech ecosystem, and connections to industry, government and academia making TEP the ideal place to innovate, grow, and lead.





## TERMS

The unit is available to let on a new lease for a term of years to be agreed at a headline rental of £42,500 per annum exclusive.

## SERVICES

We understand the unit benefits from all mains service connections on or adjacent to the site.

## LEGAL COSTS

All parties are to bear their own legal costs incurred in the transaction.

## AVAILABILITY

Available from April 2026

## SERVICE CHARGE

£1.50 per sq ft

## RATEABLE VALUE

£21,250

## VAT

Applicable

## LEASE

The property is available to let on a new lease with length to be agreed.

## RENT

£42,500 per annum

## POSSIBLE USE CLASSES

Class B2 - General Industrial, Class B8 - Storage or Distribution

## ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

## VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

## CONTACT



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