

INDUSTRIAL, TRADE COUNTER, WAREHOUSE | TO LET

[VIEW ONLINE](#)



FRONT UNIT, SHELAH ROAD, HALESOWEN, B63 3PG

2,020 SQ FT (187.66 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Newly Refurbished Industrial Unit with Three Phased Electricity & Shared Forecourt Car Parking

- Newly Refurbished
 - Roller Shutter Access
 - Kitchen and W/C Facilities
 - LED Lighting
 - Open Plan
 - Three Phase Electricity
 - 4m Eaves, Rising to 5.5m at the Apex
 - Shared Forecourt Car Parking
-



DESCRIPTION

The building consists of a light industrial unit with full height brick elevations, clad to the exterior and surmounted by a pitched roof with incorporated translucent roof lights.

It consists of a recently refurbished, open plan warehouse space, benefitting from emulsion coated walls, roller shutter, three-phase electricity, LED lighting and power sockets. The unit has a minimum working height of 4m eaves, rising to 5.5m at the apex. Additionally, the unit contains staff facilities including newly fitted kitchen and W/C's.

The unit benefits from a gated driveway and forecourt car parking. There is also unrestricted on-road car parking in the vicinity.

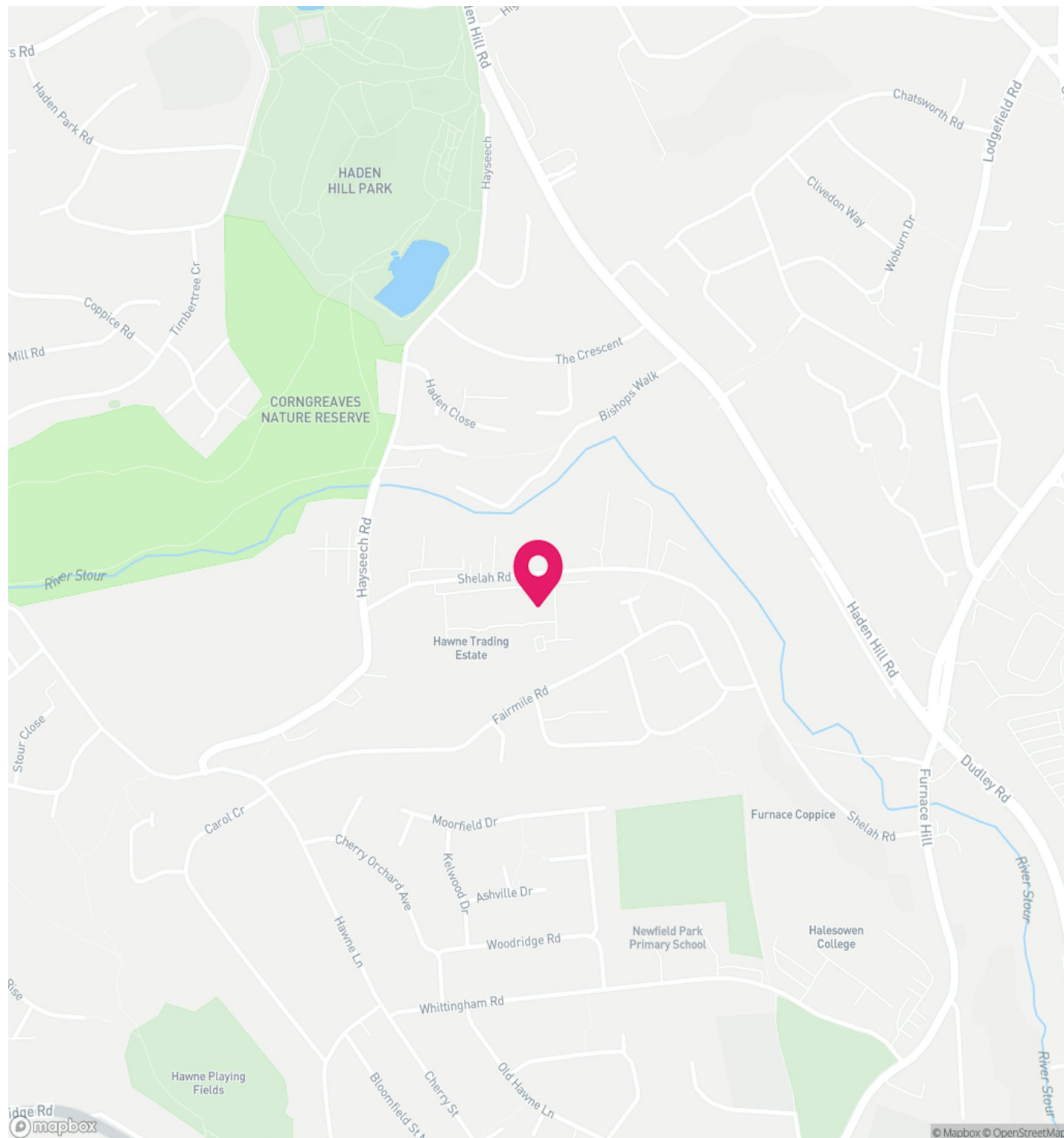


LOCATION

The unit is located on Shelah Road, an established light industrial area in Halesowen. Halesowen is a key sub-regional centre in the heart of the West Midlands conurbation. The town lies approximately 7 miles south west of Birmingham city centre. West Bromwich lies 8 miles to the north while Bromsgrove is 11 miles south.

Junction 3 of the M5 motorway is 3 miles to the east accessed via the A456. Junction 2 of the M5 motorway at Oldbury is also easily accessible via the A4034 providing ample connectivity.

The M5 motorway gives direct access to the South West region and links with the M6 and M42 motorways, giving excellent access to the national motorway network.



SERVICES

We understand the premises benefits from mains water and three-phase electric supply.

ENERGY PERFORMANCE CERTIFICATE

Available upon request from the agent.

LEGAL COSTS

Both parties are to bear their own legal and surveyor's fees incurred during the transaction.

SERVICE CHARGE

n/a

VAT

Not applicable

LEASE

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

RENT

£20,000 per annum

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



Scott Rawlings

0121 638 0500

scott@siddalljones.com

The above information contained within this brochure is subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 12/09/2025

SIDDALL JONES

COMMERCIAL PROPERTY CONSULTANCY



[SIDDALLJONES.COM](https://www.siddalljones.com)