

INDUSTRIAL | TO LET

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186 DREWS LANE, WARD END, BIRMINGHAM, B8 2SL

8,747 SQ FT (812.62 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Industrial Warehouse Premises with Secure
Yard Close by to M6 Motorway

- GIA 8,747 ft²
 - Quoting Rental £60,000 Per Annum
 - Single Span Warehouse with Roller Shutter Loading Door
 - Secure Fenced Yard to the Front
 - Modern Steel Portal Frame Premises
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DESCRIPTION

The property comprises a detached industrial/warehouse building with brick elevations beneath a pitched roof, together with ancillary office and welfare accommodation.

The principal warehouse accommodation is predominantly open plan and benefits from concrete flooring, translucent roof lights, lighting and a minimum working eaves height of approximately 3.35 metres, rising to approximately 4.7 metres at the ridge. Loading access is provided by way of a roller shutter door to the front elevation.

A substantial mezzanine structure provides additional storage accommodation and is excluded from the quoted Gross Internal Area.

Externally, the property benefits from a particularly useful secure and gated yard/forecourt providing loading, circulation and car parking.



LOCATION

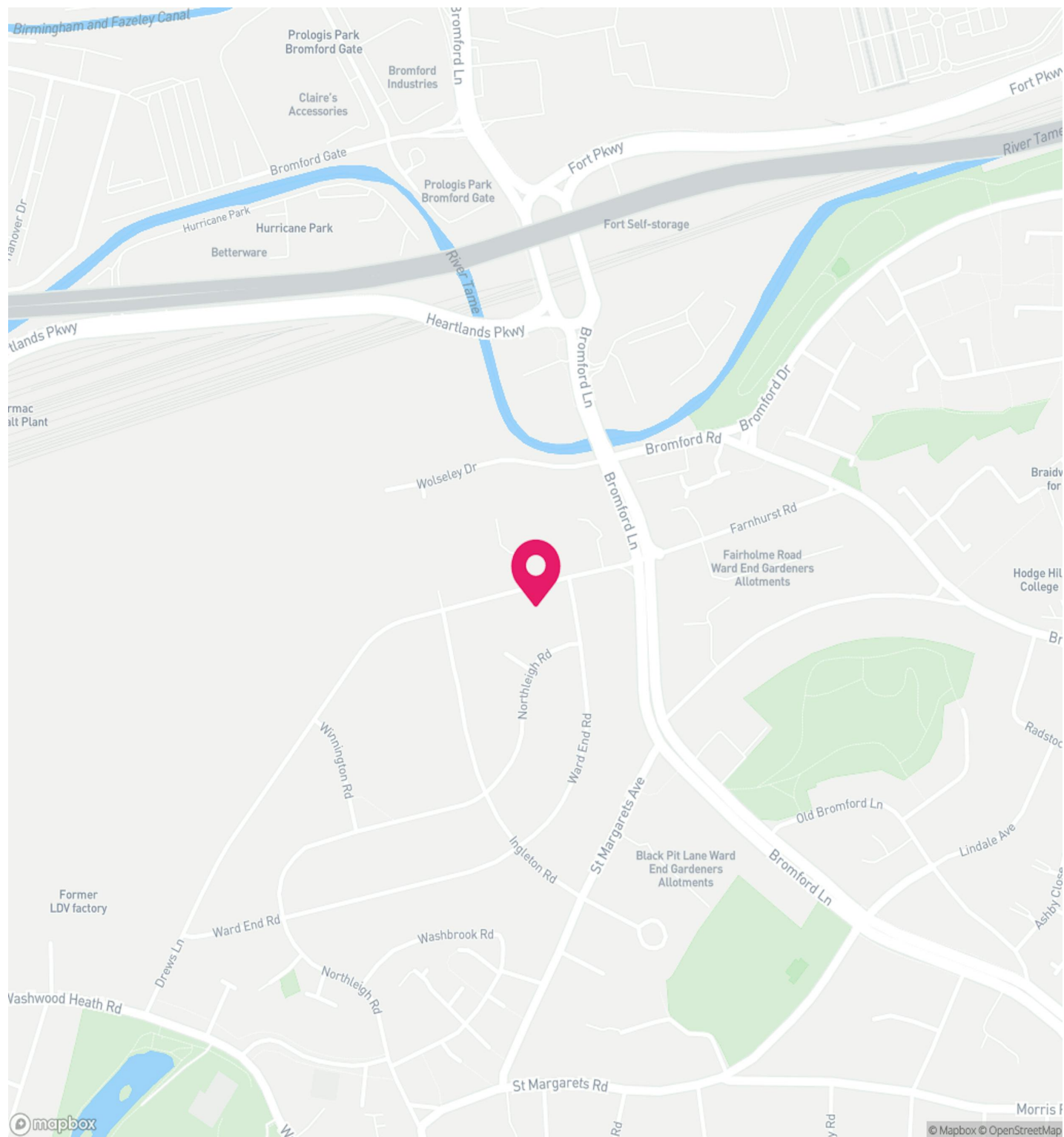
/// ///PITCH.CHARGE.BOIL

The property is situated on Drews Lane within the established Ward End area of Birmingham, approximately 3.5 miles north-east of Birmingham City Centre.

Drews Lane provides convenient access to Bromford Lane (A4040), which in turn connects with the A47 Heartlands Parkway and A38 Tyburn Road, providing excellent accessibility throughout Birmingham and the wider West Midlands conurbation.

The M6 Motorway is readily accessible at both Junction 5 and Junction 6 (Spaghetti Junction), providing onward connections to the M5, M42 and national motorway network. Gravelly Hill and Stechford railway stations are also within approximately 1.5 miles of the property.

The premises are positioned within a private industrial estate comprising three self-contained warehouse buildings, accessed via a shared driveway directly from Drews Lane.



RATEABLE VALUE

April 2026 RV - £62,000

SERVICES

We understand that the property benefits all mains services.

The agent has not tested the suitability of the connections and recommends that interested parties carry out their own investigations.

PLANNING PERMISSION

We understand that the premises have planning permission granted under Use Classes B2 and B8.

Interested parties are recommended to verify this position with the local planning authority.

VAT

To be confirmed

LEGAL FEES

Each party to bear their own costs

LEASE

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

RENT

£60,000 per annum

POSSESSION

The property is immediately available following the completion of legal formalities.

EPC

C (53)

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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