

INDUSTRIAL, WAREHOUSE | FOR SALE

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UNIT 1, SAFE HARBOUR IND. ESTATE, 25 MOOR LANE, BIRMINGHAM, B6 7AE
1,402 SQ FT (130.25 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Freehold Industrial Premises

- GIA 1,402 ft²
- Offers In Excess of £200,000
- Forecourt Parking
- Potential to Extend (STP)
- Open Span Warehousing
- Electric Roller Shutter Entry Door



DESCRIPTION

The property comprises an industrial unit of steel portal frame construction, surmounted by an insulated clad roof incorporating inset rooflights and fluorescent strip lighting.

The warehouse offers a minimum eaves height of approximately 14 ft and benefits from concrete flooring, electronically operated roller shutter access, three-phase power, and integrated office, kitchen, and WC facilities.

Externally, the unit provides good loading access directly from the estate and includes forecourt car parking.

Additionally, a small parcel of land is situated between the unit's flank wall and Moor Lane. This area may offer potential for an annexe extension or additional off-street parking, subject to the necessary planning consents (STP).

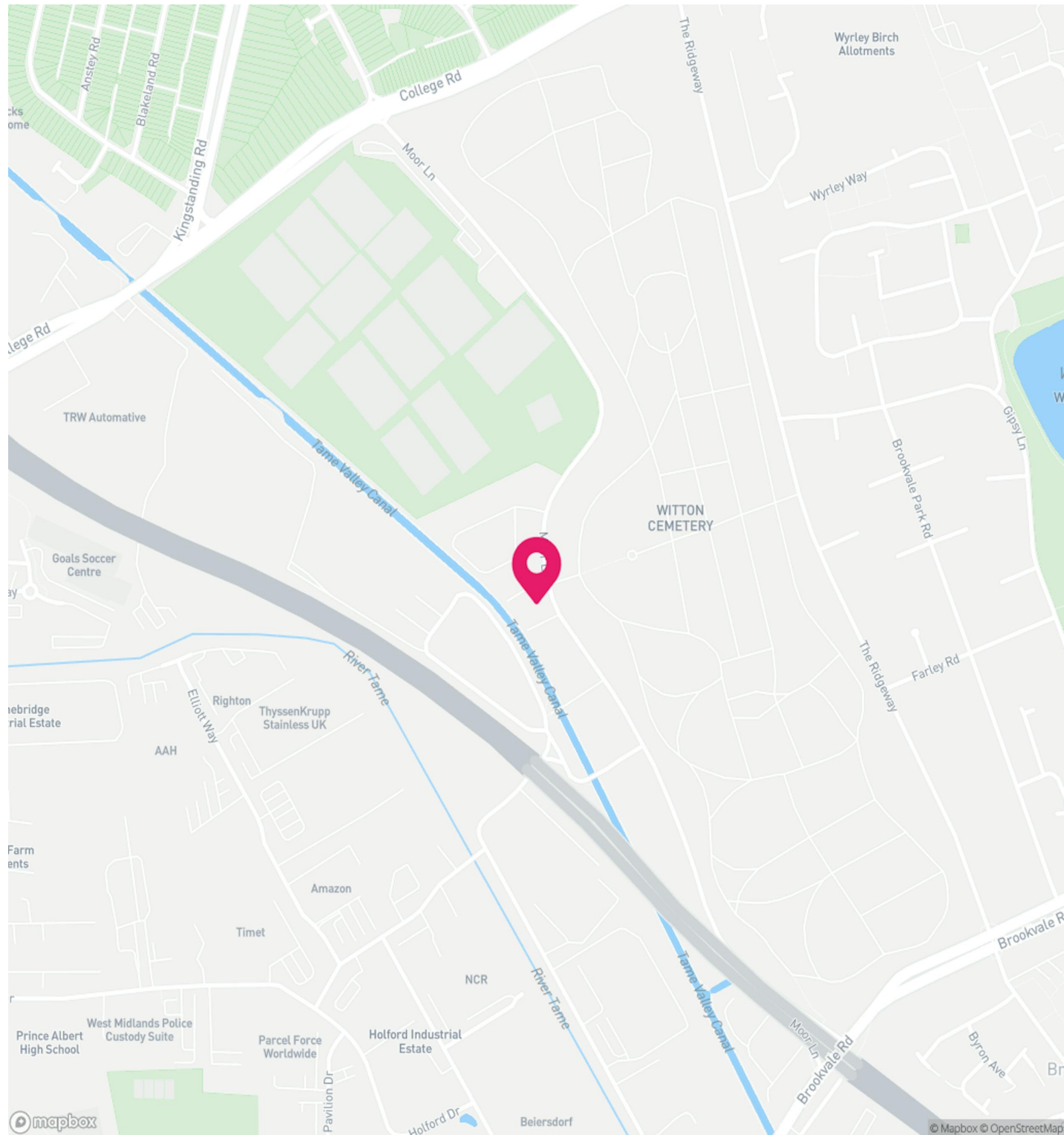


LOCATION

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Safe Harbour Industrial Estate is prominently situated on Moor Lane, close to its junction with Brookvale Road, in the heart of Birmingham's established industrial core. The surrounding area comprises a well-established mix of industrial, warehouse, and distribution uses, with nearby occupiers including manufacturers, trade counter operators, and logistics businesses.

The estate benefits from excellent transport links, with Junction 6 of the M6 (Spaghetti Junction) approximately 2.5 miles to the northeast, providing quick access to the wider motorway network. Birmingham City Centre lies approximately 5.5 miles to the south, while nearby A38(M) Aston Expressway offers direct connectivity into the city and out towards the national road network.



ENERGY PERFORMANCE CERTIFICATE

Available upon request from the agent.

SERVICES

We understand that the building has the benefit of all main services connected on, or adjacent to the subject property.

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

RATEABLE VALUE

£9,100. Small business rates exemption applies - subject to qualification

VAT

Not applicable

LEGAL FEES

Each party to bear their own costs

PRICE

Offers in excess of £200,000

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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