



Hereward Rise, Halesowen, B62 8AN

To Let

82,329 sq ft

Industrial unit To Let



Hereward Rise, Halesowen, B62 8AN

Summary

- EPC: C
- Lease: New Lease

Further information

- [View details on our website](#)

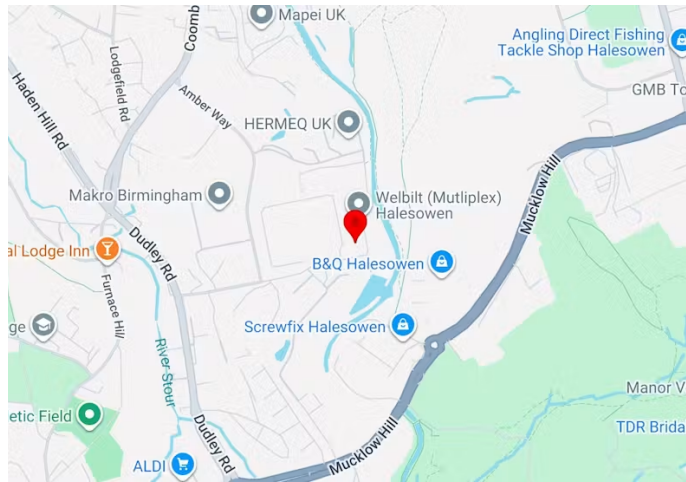
Contact & Viewings



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Description

This substantial warehouse and distribution facility comprises steel portal frame construction with an impressive 9.2-metre eaves height, providing excellent clear internal space for racked storage and operational flexibility. The building features a practical mezzanine floor within the main warehouse area, significantly enhancing the usable floor space and offering opportunities for ancillary storage, offices, or staff facilities.

The property benefits from comprehensive loading infrastructure, including 11 dock levellers protected by a covered canopy, supplemented by one level access loading door. This configuration ensures efficient goods-in and goods-out operations whilst protecting loading activities from adverse weather. A 25-metre shared service yard provides ample space for HGV manoeuvring and trailer parking, supporting high-volume distribution operations.

Recent capital investment includes the installation of new heating systems throughout the facility, ensuring operational comfort and reducing immediate capital expenditure requirements for incoming occupiers.

Location

Halesowen occupies a strategically significant position within the Black Country, approximately 8.6 miles west of Birmingham city centre. The property's proximity to Junction 3 of the M5 motorway represents its primary locational advantage, delivering exceptional connectivity to the regional motorway network. The M5 provides



The building is served by both mains gas and electricity supplies, providing flexibility for various industrial processes. External provisions include 72 dedicated car parking spaces, comfortably accommodating a substantial workforce and supporting multi-shift operations.

Access to the site is via an estate road off Hereward Rise, providing straightforward ingress and egress for both HGV and passenger vehicles. The property's specification and infrastructure make it suitable for a wide range of uses including logistics, distribution, light manufacturing, or fulfilment operations.

The town's accessibility for residential commuters, combined with the region's competitive occupational costs compared to more central Birmingham locations, makes it an attractive proposition for businesses balancing operational efficiency with labour market access.

Accommodation

Description	sq ft	sq m	Availability
Warehouse	62,631	5,818.61	Available
Loading Bay	9,980	927.17	Available
Mezzanine	9,718	902.83	Available
Total	82,329	7,648.61	