

TRADE COUNTER | TO LET

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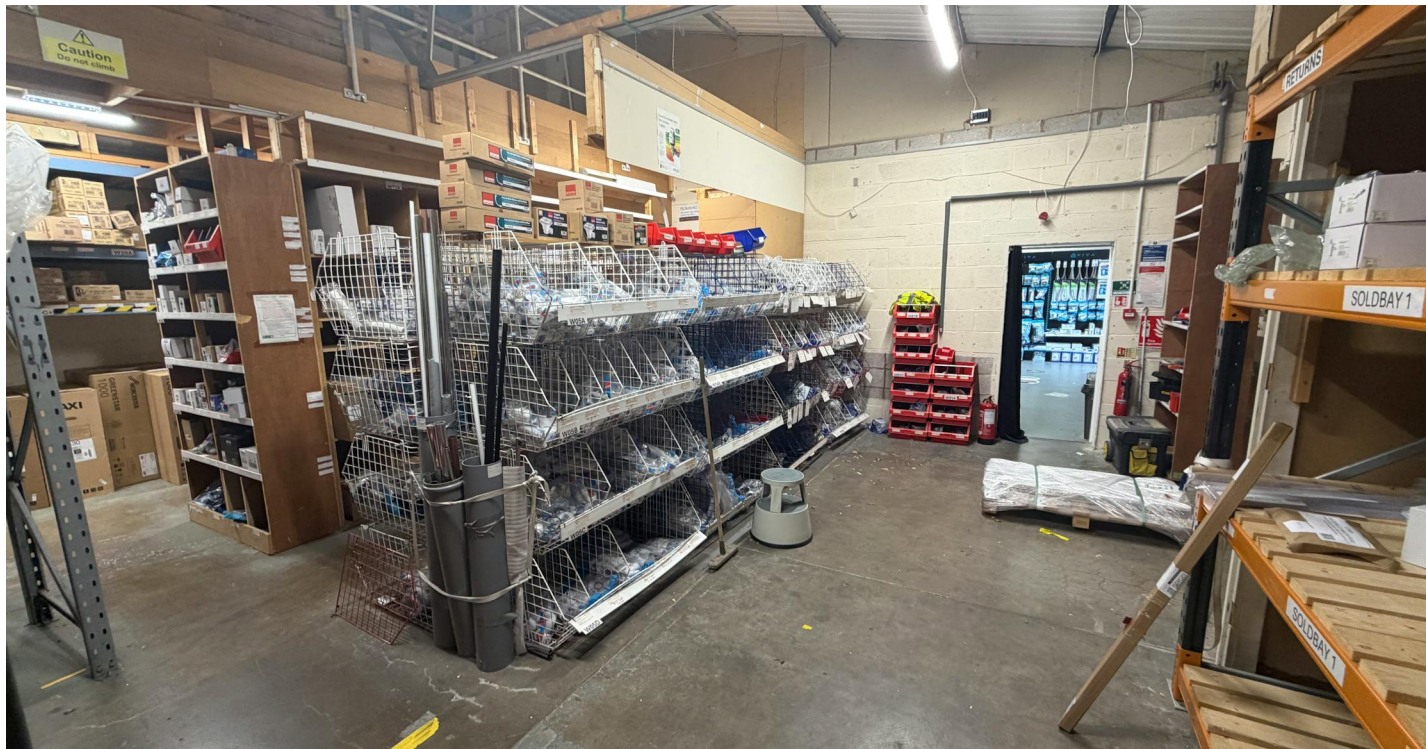


MARLOW HOUSE, 310 HASLUCKS GREEN ROAD, SHIRLEY, SOLIHULL, B90 2NE
6,405 SQ FT (595.04 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Prominent Trade Counter Premises Located
within Shirley, Solihull

- GIA 6,405 ft²
- Quoting Rental £60,000 PA
- Prominent Location with Plentiful Parking
- Trade Counter with Warehousing and
Supplementary First and Second Floor Offices
- Located Opposite EH Smith Builder's
Merchants and Within Walking Distance of
Shirley Railway Station



DESCRIPTION

The property comprises a prominent three-storey building of traditional masonry construction beneath a pitched roof, together with supplementary single-storey warehouse accommodation to the rear beneath a mono-pitched steel-clad roof with brick and blockwork elevations.

The ground floor provides well-presented trade counter accommodation with a glazed shopfront fronting Haslucks Green Road, together with further trade counter access from the side elevation. To the rear is additional storage and warehouse accommodation, served by two roller shutter loading doors.

The first and second floors provide a range of cellular offices and ancillary storage accommodation, offering useful additional space for administrative, showroom or stockholding purposes.

The premises also benefit from kitchen and WC facilities, forecourt parking and loading access to the side of the building.

The property is currently occupied by Gas Centre, formerly AB Plumbing, and has traded successfully as a trade counter premises for a number of years.



LOCATION

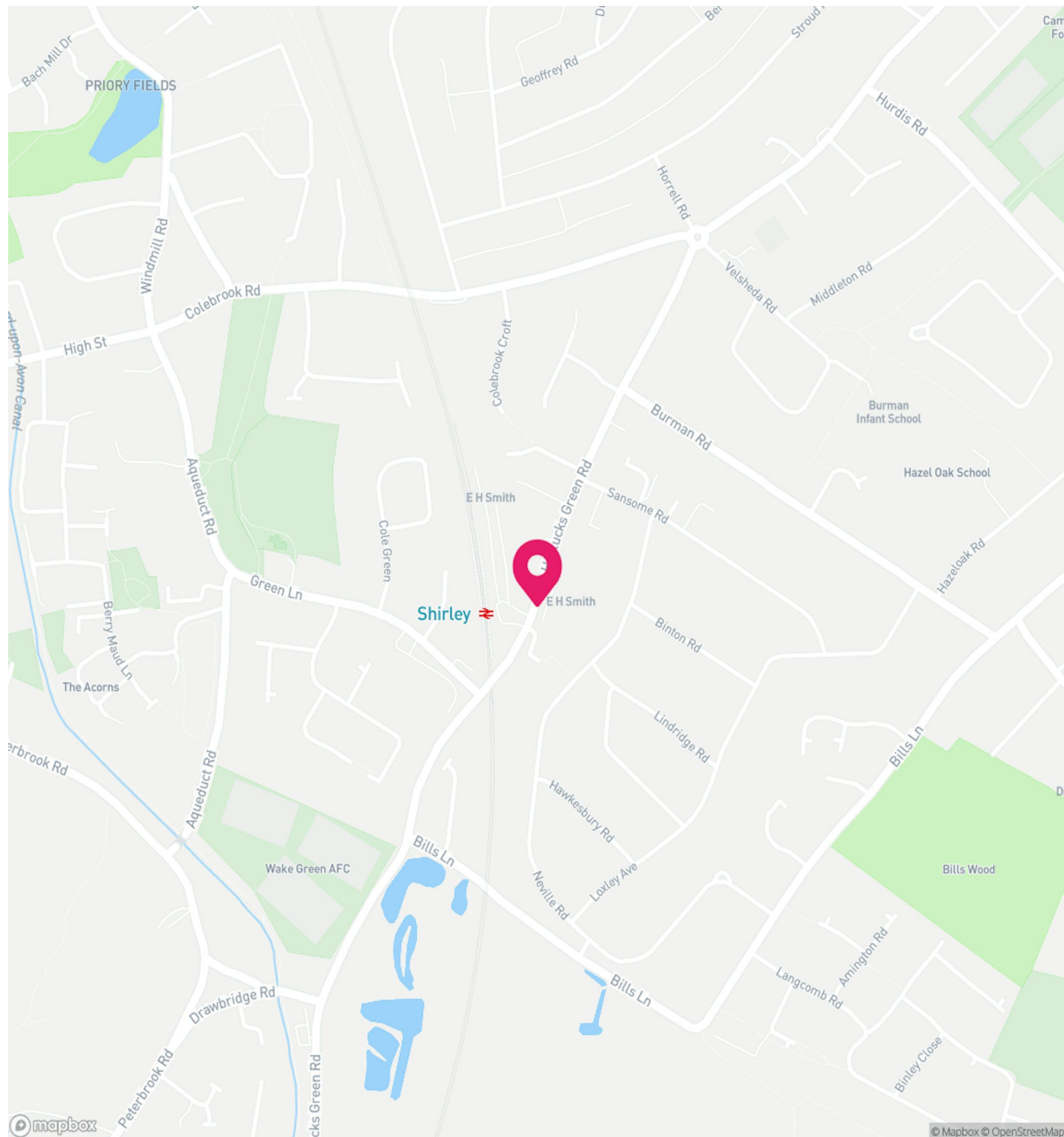
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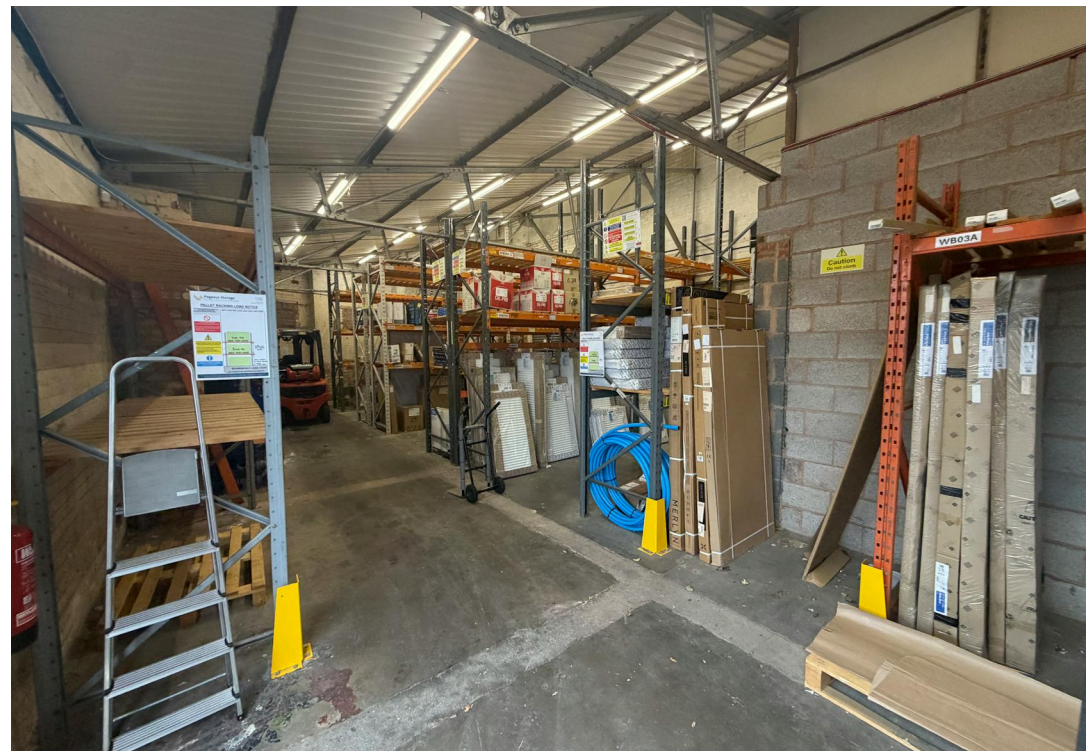
Haslucks Green Road is situated within the established suburb of Shirley, in the Metropolitan Borough of Solihull.

The location benefits from close proximity to Shirley town centre and is within 200m of Shirley railway station, offering regular services to Birmingham Snow Hill, Stratford-upon-Avon and the wider region.

The immediate surrounding area comprises an established trade counter / local shopping parade environment, with nearby occupiers including Sainsbury's Local, Gas Centre and E.H Smith, providing a strong mix of local commercial activity.

The property is also well positioned for access to the A34 Stratford Road, a principal arterial route linking Shirley with Solihull and Birmingham city centre, with Junctions 4 and 5 of the M42 motorway accessible within a short drive, providing access to the wider motorway network.





AVAILABILITY

Name	sq ft	sq m	Availability
Ground - Trade Counter	1,352	125.60	Available
Ground - Warehouse	3,094	287.44	Available
Mezzanine - Stores	540	50.17	Available
1st - First and Second Floor	1,419	131.83	Available
Total	6,405	595.04	

SERVICES

We understand that all mains services are connected on, or adjacent to the premises.

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

VAT

Applicable

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

Available Q4 2026

EPC

D (83)

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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