

INDUSTRIAL, WAREHOUSE | FOR SALE

[VIEW ONLINE](#)



35 DALLAS ROAD, ERDINGTON, BIRMINGHAM, B23 7DN

12,138 SQ FT (1,127.66 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Modern warehouse premises with 5.8M cleared eaves height

- GIA 12,138 ft²
 - Offers in the region of £950,000
 - 5.8M Clear working height
 - Dual roller shutter access doors
 - Forecourt parking
 - Modern profile clad, trussed roof
-



DESCRIPTION

The property comprises a single span warehouse premises of steel truss construction with brick and blockwork elevations, surmounted by a pitched profile clad roof.

The accommodation provides predominantly open plan warehouse space, benefitting from concrete flooring, LED lighting and three-phase power. Access is via dual full height roller shutter doors to the front elevation, together with forecourt parking.

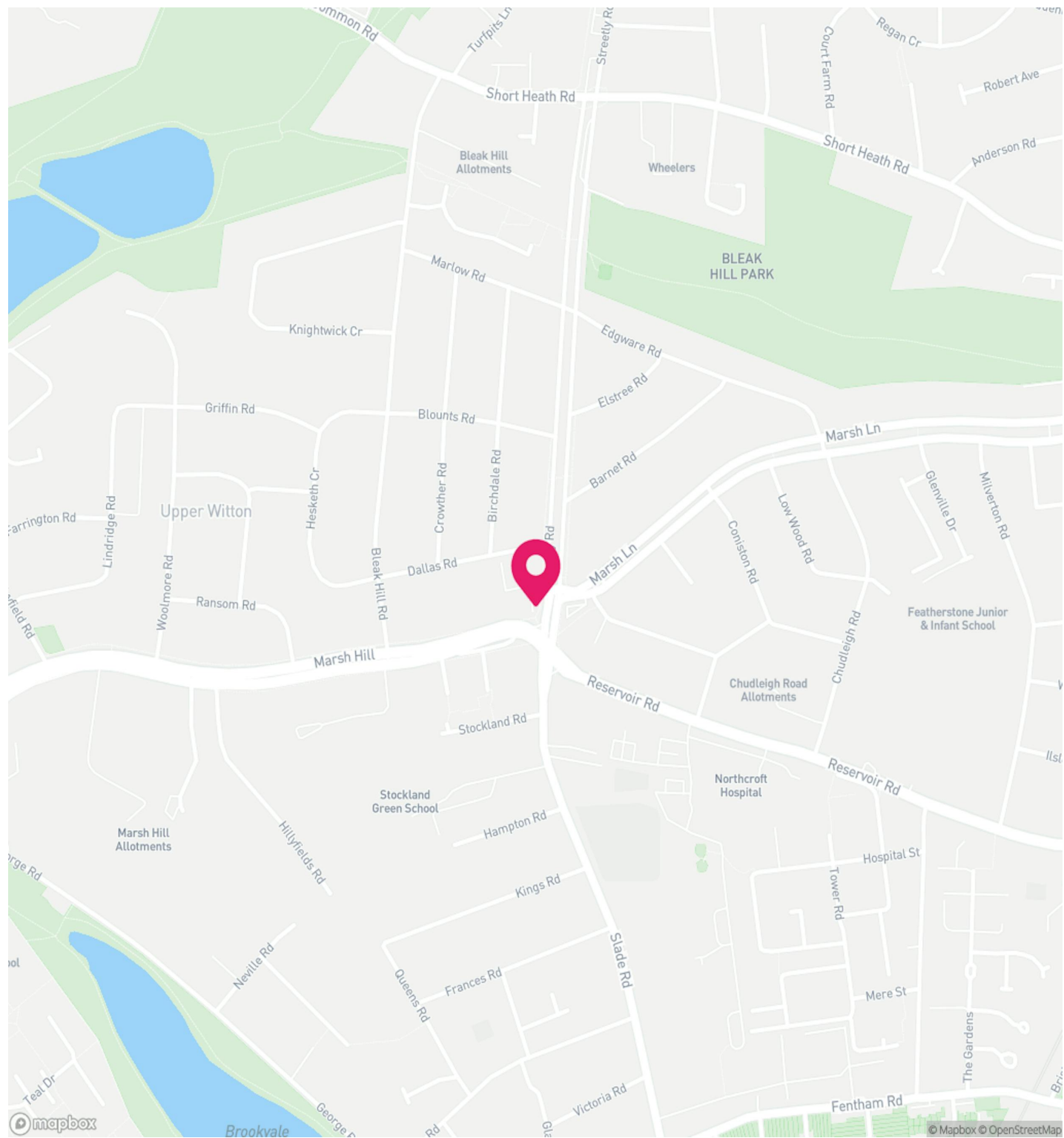
Office accommodation and WC facilities are also provided within the demise.



LOCATION

The property is situated on Dallas Road in Erdington, a well-established residential and commercial suburb located approximately 4 miles north-east of Birmingham City Centre. The property lies in close proximity to Streetly Road (A452), which provides direct access to Sutton Coldfield to the north and Birmingham City Centre to the south, together with convenient connectivity to Junction 6 of the M6 motorway (Spaghetti Junction), located approximately 2 miles to the south-west.

The surrounding area comprises a mix of residential dwellings and local commercial occupiers, with a range of amenities available nearby. The property benefits from good public transport links, with regular bus services operating along Streetly Road and surrounding routes. Erdington railway station is located approximately 1 mile to the south-east, providing direct services to Birmingham New Street.



BIRMINGHAM

The ideal place to work, where opportunity meets innovation!

Dynamic city centre: Immerse yourself in a vibrant hub boasting fabulous shops, diverse restaurants, and vibrant street entertainment. Explore stunning architecture and enjoy easy access to all amenities, fostering a productive and inspiring work environment.

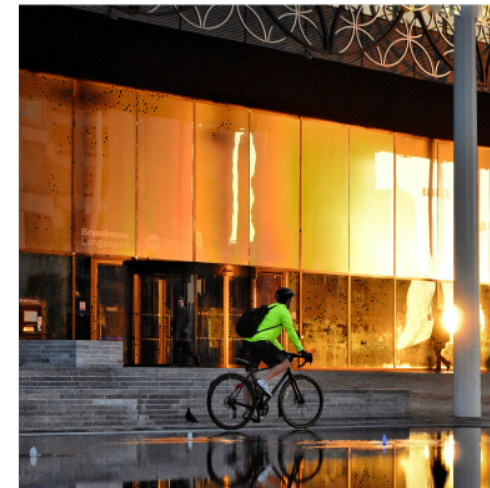
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

Central location, global reach: A strategic location offers quick train connections:

- Solihull: 8 mins
- Coventry: 20 mins
- London: 1 hr 15 mins
- Manchester: 1 hr 27 mins
- Cardiff: 1 hr 50 mins

Endless amenities: Indulge in diverse dining options, cultural richness, premier shopping, lively bars, exciting events, activities, and green spaces – all within Birmingham's city centre.

Join us in Birmingham: Experience a city where work-life balance thrives and opportunities abound. Birmingham awaits – where your professional journey begins!



SERVICES

We understand that the premises benefit from electricity, water and foul drainage.

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

RATEABLE VALUE

£41,750

VAT

Not applicable

LEGAL FEES

Each party to bear their own costs

PRICE

Offers in the region of £950,000

EPC

D (78)

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



Ryan Lynch

0121 638 0500
ryan@siddalljones.com

SIDDALL JONES

COMMERCIAL PROPERTY CONSULTANCY



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