

INDUSTRIAL, WAREHOUSE | TO LET

[VIEW ONLINE](#)



UNIT 2, PRIORY ROAD INDUSTRIAL ESTATE, BIRMINGHAM, B6 7LG

5,000 SQ FT (464.52 SQ M)

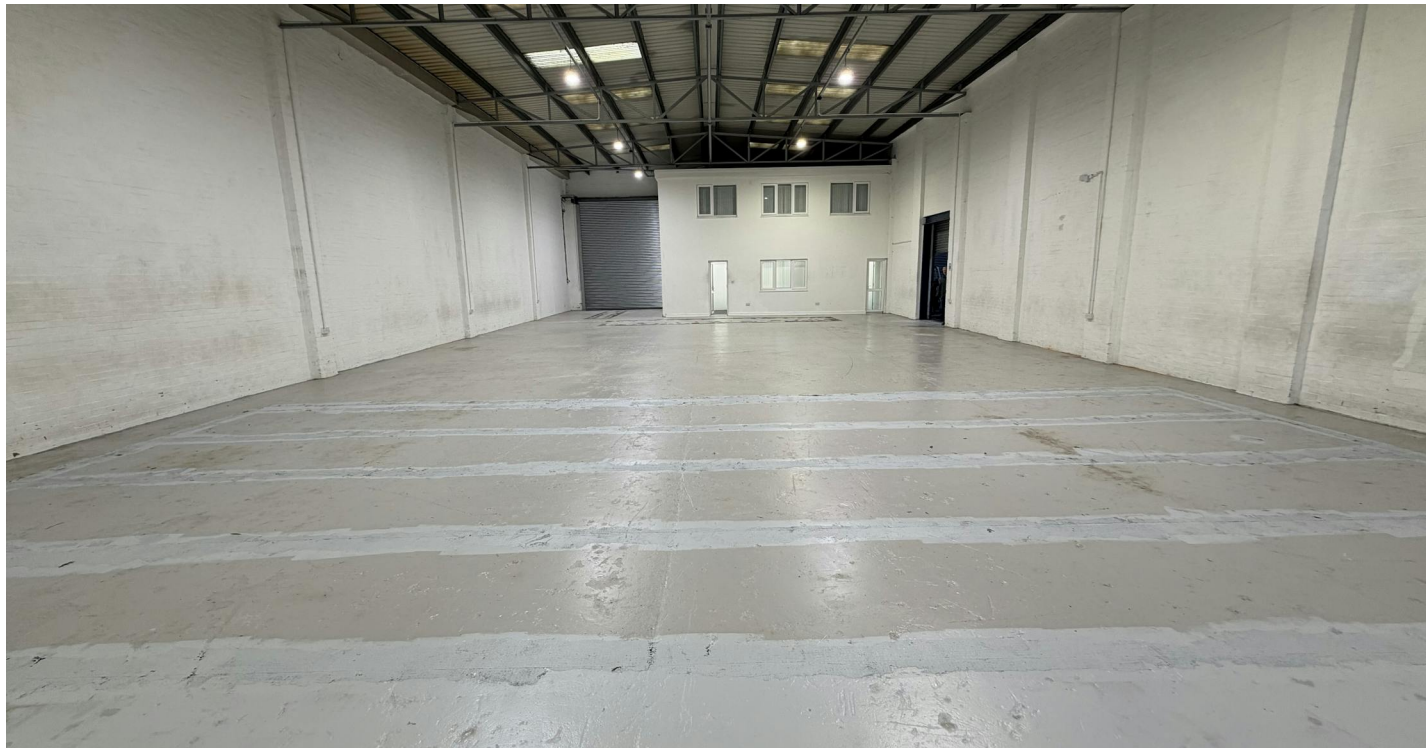
**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY



Warehouse Premises Located within Easy  
Reach of Spaghetti Junction

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- GIA 5,000 ft2
  - Quoting Rental £32,500 PA
  - Portal Frame Unit with Pitched Roof Over
  - Forecourt Parking
  - Generous Eaves
  - Refurbished Office and Bathroom Facilities
- 





## DESCRIPTION

The property comprises a warehouse unit of steel frame construction with brick and block infill elevations, surmounted by an insulated pitched roof incorporating translucent roof lights.

The unit provides generous single-span working height and benefits from concrete flooring, three-phase power supply, together with ground and first floor office accommodation incorporating WC facilities.

The property has undergone recent refurbishment and now benefits from a newly fitted kitchen, upgraded WC facilities, LED lighting throughout and a fob-activated roller shutter loading door.

Externally, the property benefits from a yard area, which can be enclosed to provide additional security.



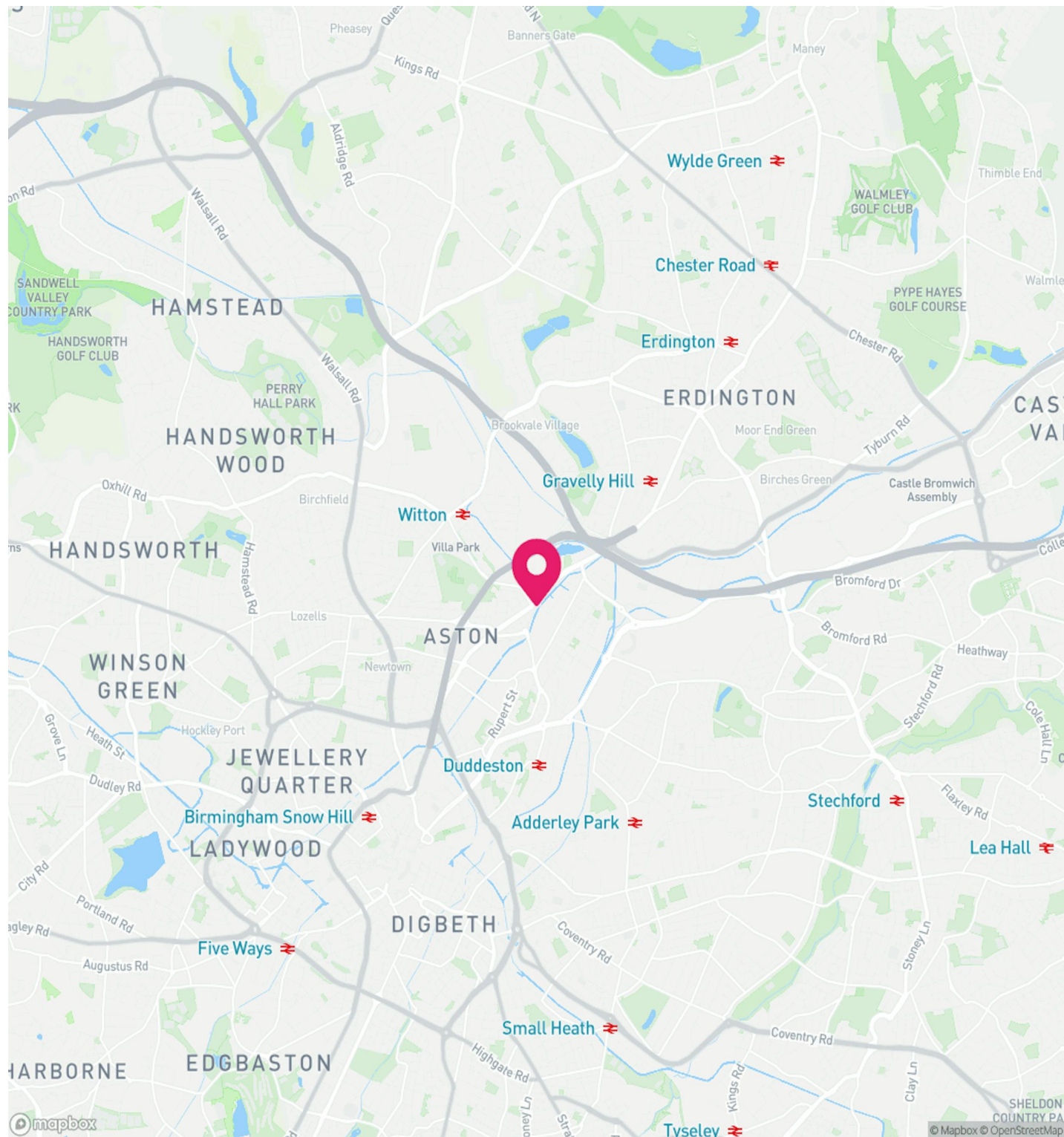
## LOCATION

/// ///LANCE.SNAIL.RACE

The property is located on Priory Road, Birmingham, within the established Aston area.

Priory Road benefits from an excellent strategic and logistical position, situated just off the A5129 Lichfield Road, providing immediate access to the UK's national motorway network via Junction 6 of the M6 and the A38(M).

Birmingham City Centre lies approximately 2 miles to the south, accessible via Lichfield Road, while Aston Railway Station is within comfortable walking distance, offering convenient public transport connections.





## 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.

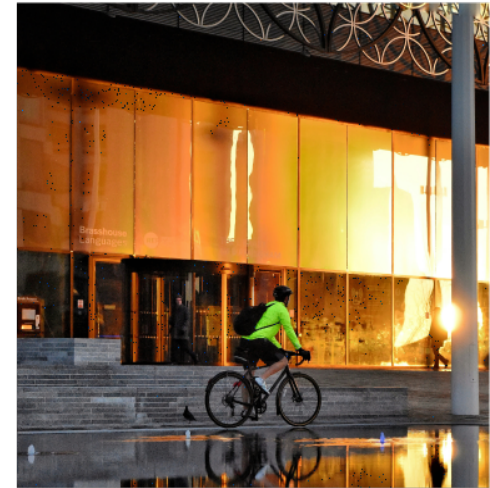
**Effortless connectivity:** Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

**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 building benefits from all mains services.

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

## RATEABLE VALUE

£25,000

## 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

£32,500 per annum

## POSSESSION

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

## EPC

D (99)

## 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



**Ryan Lynch**

0121 638 0500  
ryan@siddalljones.com



**Scott Rawlings**

0121 638 0500  
scott@siddalljones.com



**Sophie Froggatt**

0121 638 0500  
sophie@siddalljones.com

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