

INDUSTRIAL, TRADE COUNTER, WAREHOUSE | TO LET

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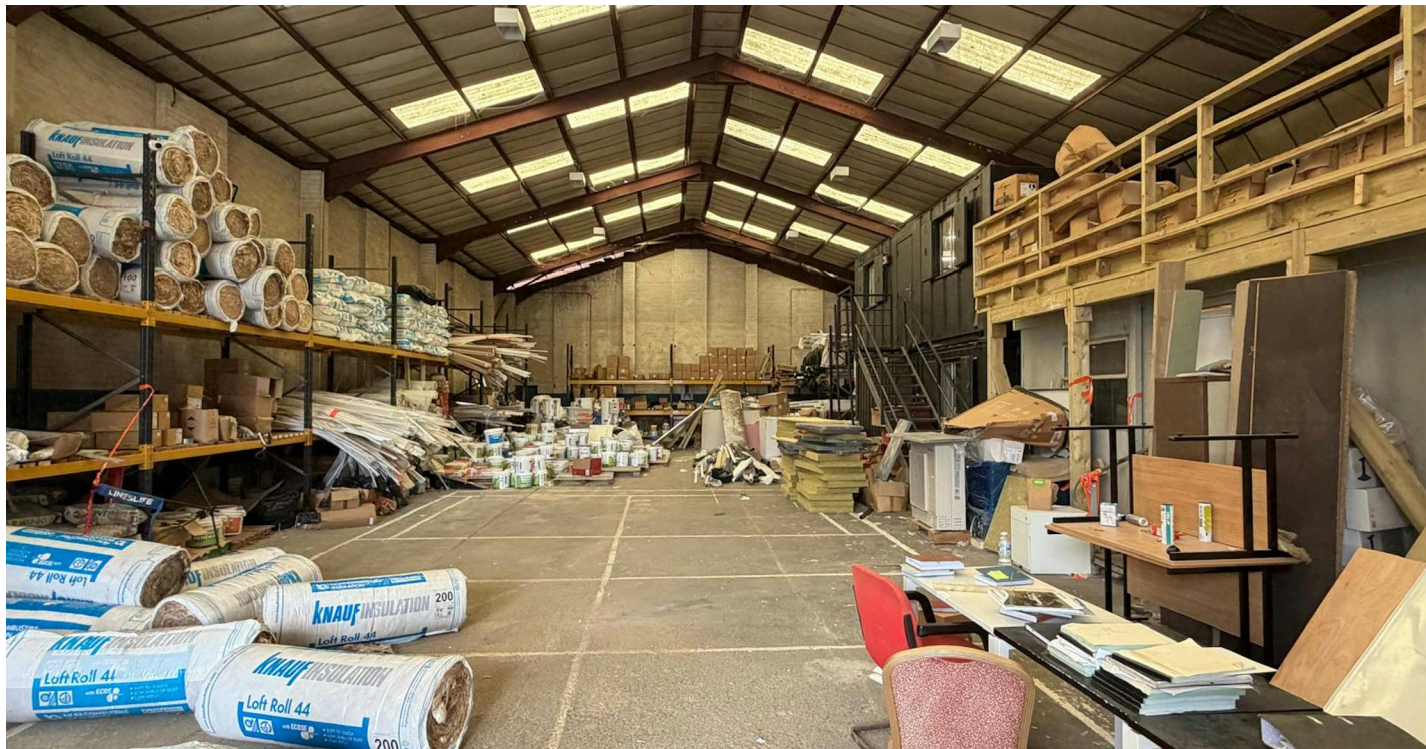


UNIT 8, VERNON ROAD, HALESOWEN, B62 8HN
7,073 SQ FT (657.10 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Prominent Portal Framed Warehouse with
Generous Loading Bay/ Car Park Area & Office
Accommodation on Ground and First Floor Level

- Steel Portal Frame Construction
- High Eaves Height
- Roller Shutter Access
- Three Phase Electricity
- Ancillary Office Accommodation Over Ground & First Floor Levels
- Forecourt Loading Area
- Enclosed Yard



DESCRIPTION

The property comprises a traditional portal-framed industrial and warehouse premises, set back from Vernon Road behind a generous loading/car park area.

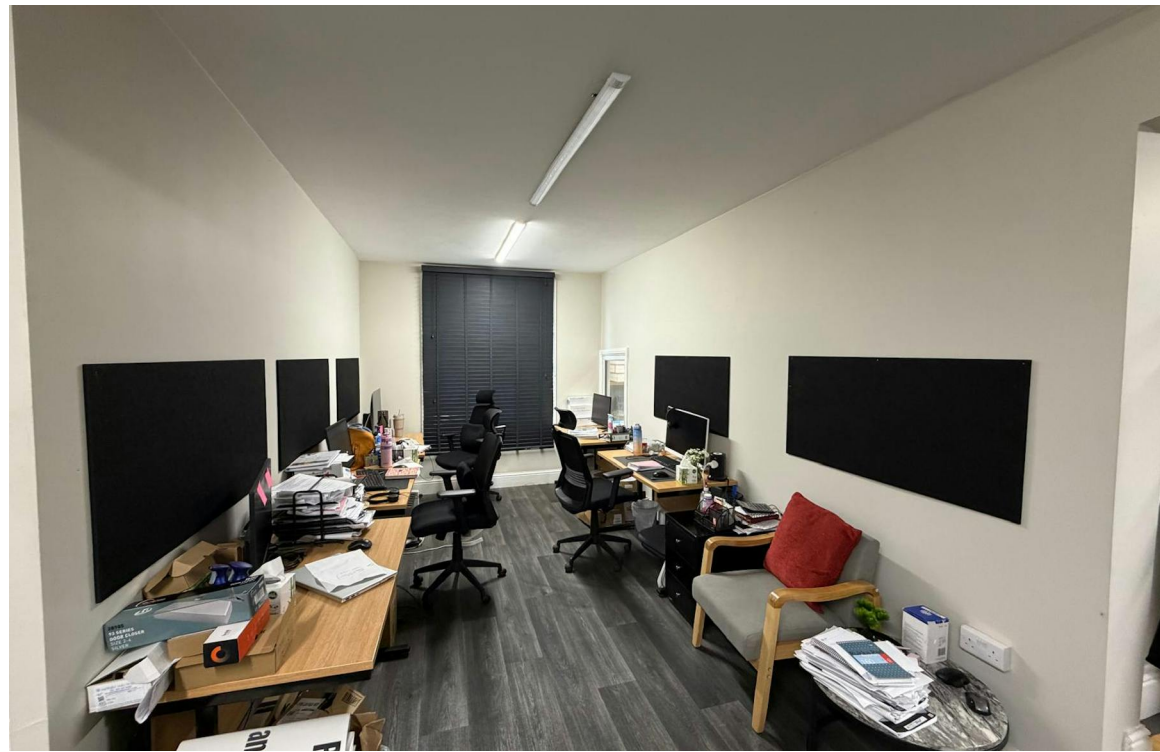
The structure is of steel portal frame construction with brick infill walls and a sheeted roof incorporating roof lights throughout.

The workshop unit extends to approximately 32.53m x 15.89m, with an eaves height of 5.86m rising to a ridge height of 7.9m including the works office.

Access to the warehouse is via a roller shutter entrance, and the unit benefits from three-phase electrics, providing significant operational versatility.

Ancillary office accommodation is provided over ground and first floor levels, separately accessed via a private entrance, and has been refurbished to a high standard throughout.

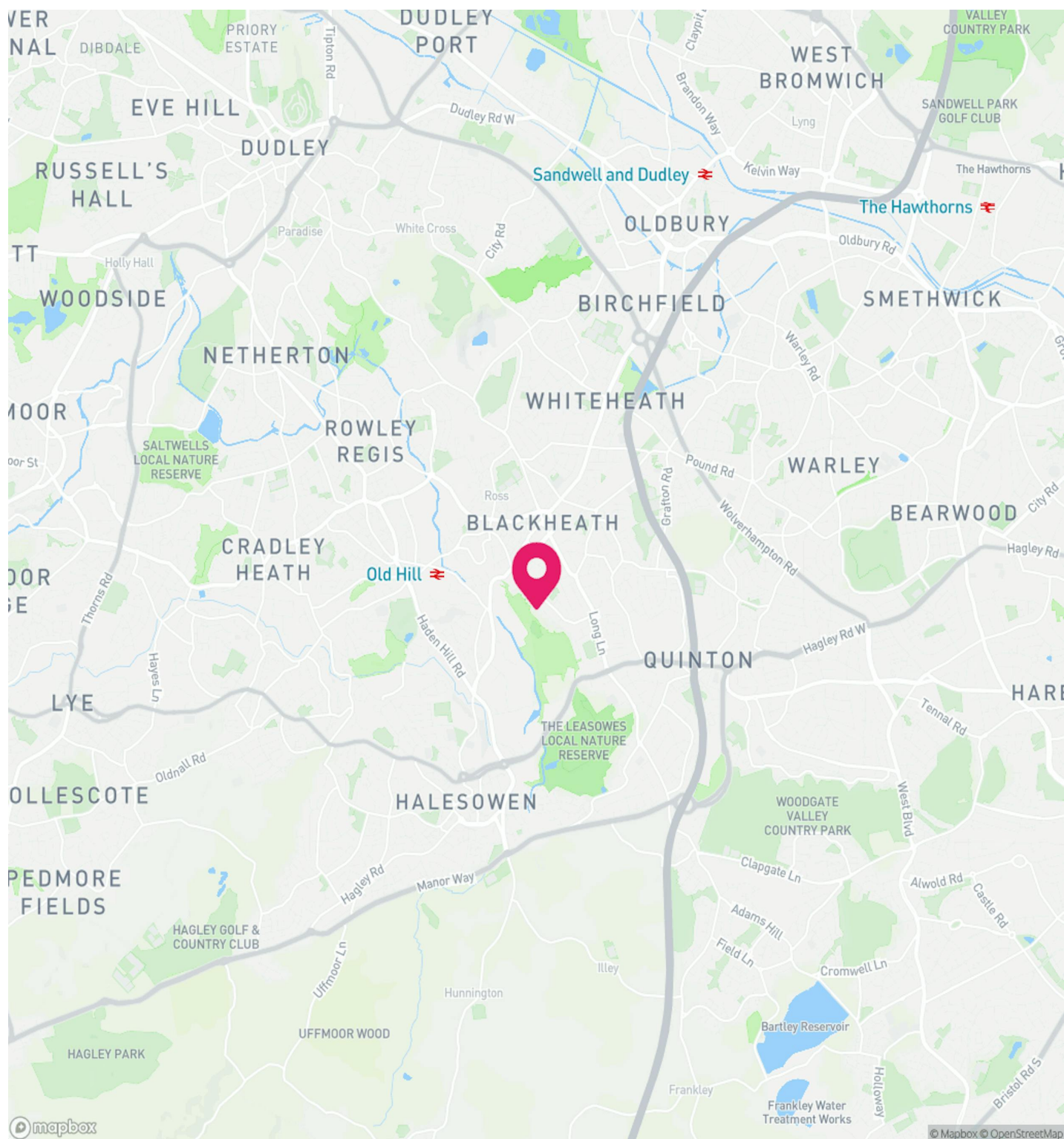
Externally, the property benefits from a forecourt loading area with parking to the front. To the rear there is an enclosed yard of approximately 72.77 sq m (783 sq ft).



LOCATION

Vernon Road is a private road running adjacent to New John Street West, forming part of an established industrial locality approximately a quarter of a mile from Blackheath Town Centre.

The property is well positioned within two miles of Halesowen Town Centre and within two miles of Junction 2 of the M5 Motorway, offering excellent connectivity to the wider West Midlands road network.



AVAILABILITY

Name	sq ft	sq m	Availability
Ground	5,735	532.80	Available
Ground - Office	161	14.96	Available
1st	161	14.96	Available
Mezzanine	1,016	94.39	Available
Total	7,073	657.11	

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.

LEGAL COSTS

Both parties are to bear their own legal and surveyor's fees incurred during the transaction.

VAT

Applicable

LEASE

The property is available to let on a new lease with length to be agreed.

RENT

£47,500 per annum

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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