

INDUSTRIAL, TRADE COUNTER, WAREHOUSE | TO LET

[VIEW ONLINE](#)



UNIT F, AUSTIN WAY, GREAT BARR, BIRMINGHAM, B42 1DU

11,245 SQ FT (1,044.69 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

A Modern Industrial Warehouse only 2.5 Miles
from J7 of the M6

- Single Bay Industrial Premises
 - Excellent Loading Access via Multiple Loading Doors
 - Concreted Yard with Gated Access from Austin Way
 - Excellent Access to Junction 7 of the M6
 - Close to Hamstead Railway Station
-



DESCRIPTION

The property comprises a substantial single bay industrial warehouse of steel portal frame construction, with full height brick infill elevations surmounted by a pitched roof incorporating translucent roof lights. The accommodation provides a largely open plan production and warehousing area, benefiting from good levels of natural light.

The warehouse specification includes three-phase electricity, gas fired warm-air blowers, LED lighting and welfare facilities. Principal loading access is provided by a large concertina loading door positioned within the side elevation, opening directly onto the main concrete yard. Further loading points are provided from the front elevation onto Austin Way, together with an additional loading door at the rear of the building, offering excellent operational flexibility.

Integral ancillary accommodation includes offices, storage areas, a kitchenette and separate male and female toilet facilities.

Externally, the property benefits from a substantial concrete yard providing excellent loading.



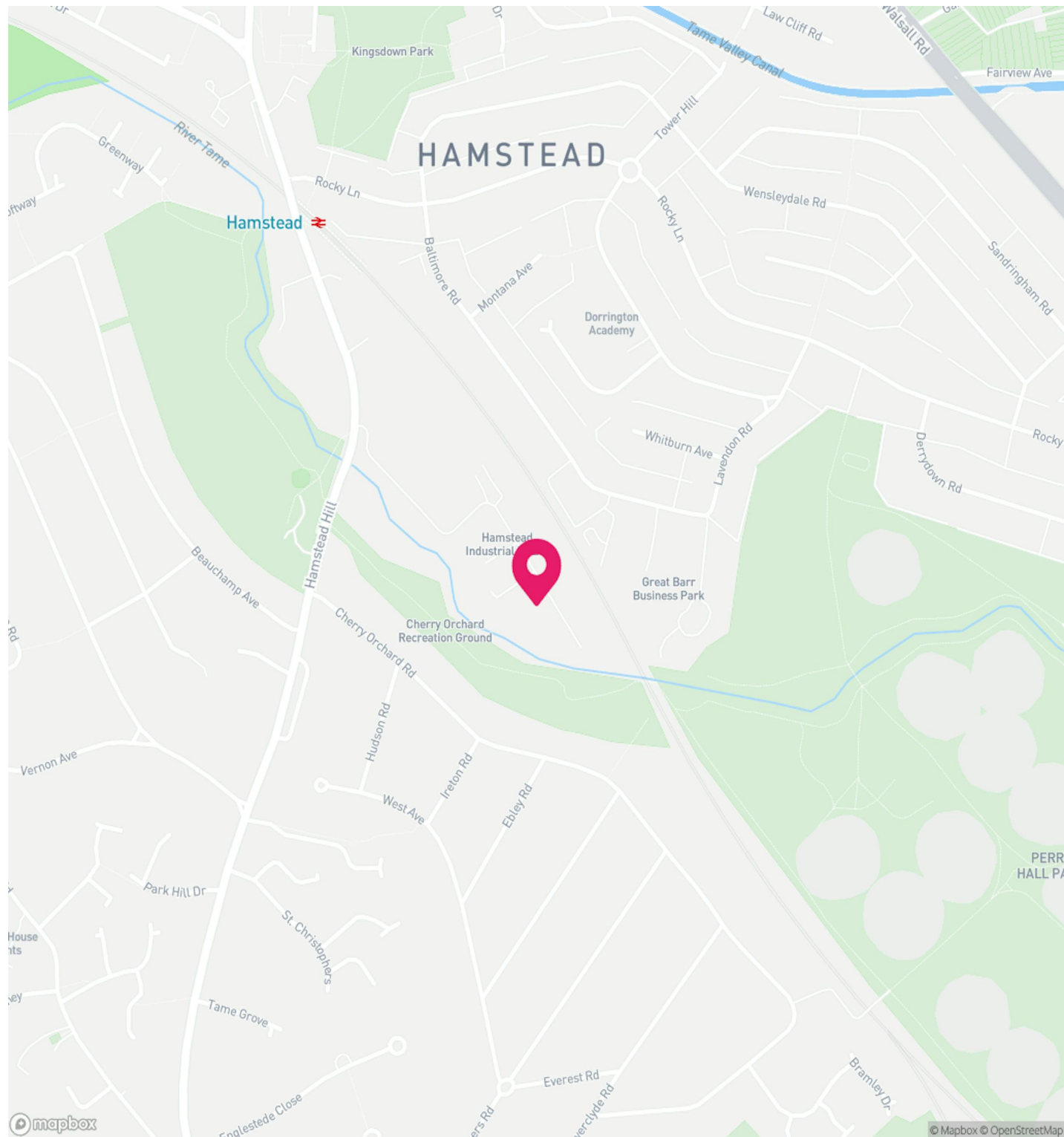
LOCATION

Britannia House occupies a prominent and accessible position on Austin Way, within the established Hamstead Industrial Estate in Great Barr, approximately 5 miles north-west of Birmingham city centre.

The property is conveniently located close to the A34 Birmingham–Walsall corridor, providing straightforward access to Junction 7 of the M6 Motorway, approximately 2.5 miles away.

The M6 provides excellent connectivity to the wider national motorway network, including the M5, M42 and M6 Toll.

Public transport connections are also excellent, with Hamstead railway station within approximately 0.5 miles and providing regular services to Birmingham New Street and Walsall. Local bus services operate from nearby stops on Austin Way and Hamstead Road, while the surrounding area offers a good range of amenities.



SERVICES

We understand that mains services are available to the property. The existing accommodation is understood to benefit from three-phase electricity and gas-fired heating within the principal warehouse accommodation.

Interested parties are advised to make their own enquiries with the relevant utility providers as to the availability, capacity and suitability of services for their intended use.

PLANNING USE

We understand the property has planning consent for B2 and B8 uses. However we advise all interested parties to make their own enquiries to the local planning department to ensure their intended use is suitable.

SERVICE CHARGE

n/a

VAT

Applicable

LEASE

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

RENT

£75,000 per annum on a new lease with length and terms to be agreed.

POSSESSION

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

EPC

D (81)

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



Edward Siddall-Jones

0121 638 0500

edward@siddalljones.com

The above information contained within this brochure is subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 28/08/2026

SIDDALL JONES

COMMERCIAL PROPERTY CONSULTANCY



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