

INDUSTRIAL, TRADE COUNTER, WAREHOUSE | TO LET

[VIEW ONLINE](#)



SOHO POOL WAY, PARK ROAD, BIRMINGHAM, B18 5JA

41,710 SQ FT (3,874.99 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Modern Stand Alone Warehouse Premises
Comprising 41,710 ft² on a 3.2 Acre Site

- Modern Industrial Warehouse Premises
 - 6.3M Min Eaves Height
 - Integral Trade Counter
 - Fully Fitted Two Storey Offices
 - Large Yard Area with Loading Facilities
 - Car Parking and Additional Yard to the Front
 - Outside of the Clean Air Zone (CAZ)
-



DESCRIPTION

The property comprises a substantial detached high bay warehouse of steel portal frame construction, purpose-built to a headquarters specification and presenting an impressive commercial profile to the front elevation.

The building is arranged over two bays with integral two-storey offices prominently positioned to the front. The office accommodation is fully fitted to a modern specification throughout, featuring carpet flooring, LED lighting and full power and data infrastructure, ready for immediate occupation.

The warehouse benefits from an internal clear height of approximately 6.3 metres to the eaves, providing generous working height suitable for the storage of racked goods, high-bay operations or the accommodation of large plant and equipment.

Loading is provided via dock-level facilities to the rear of the building, with direct access from the service yard, allowing for efficient HGV movements and logistics operations. To the side of the building a generous concreted service yard provides further flexibility for articulated vehicle manoeuvring, external storage or additional operational use.

To the front of the property, dedicated car parking is provided, which can equally serve as additional yard or operational space subject to occupier requirements.

The entire site is secured by a palisade fencing system to the perimeter, complemented by gated access, providing a robust and secure environment appropriate for high-value operations.



LOCATION

The property is prominently situated on Soho Pool Road in the established commercial area of Hockley, approximately 2 miles north-west of Birmingham City Centre. The location benefits from excellent connectivity, with easy access to the A41 and A4540 Middleway, providing direct routes into the city centre and surrounding areas.

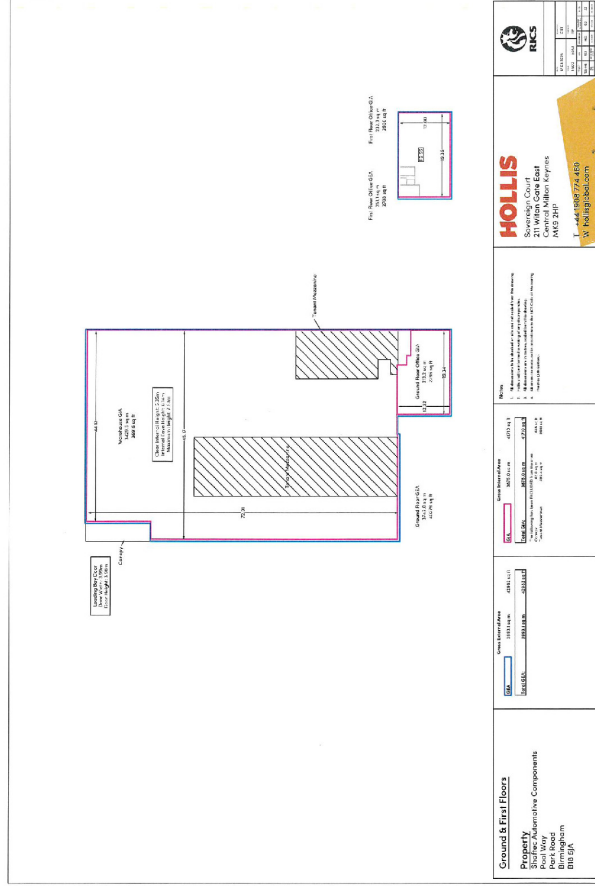
Junction 6 of the M6 Motorway (Spaghetti Junction) is located approximately 3.5 miles away, offering convenient access to the national motorway network, including the M5, M42 and wider Midlands region.

The property is also well served by public transport, with regular bus services operating along Soho Road and nearby routes. Jewellery Quarter and Birmingham Snow Hill railway stations are both within easy reach, providing regional and national rail connections. Birmingham New Street Station is approximately 2.5 miles away, while Birmingham Airport and the NEC are accessible within circa 12 miles via the motorway network.





FLOOR PLAN- SOHO POOL WAY



AVAILABILITY

Name	sq ft	sq m	Availability
Ground - Warehouse	36,915	3,429.52	Available
Ground - Office	2,295	213.21	Available
1st - Office	2,500	232.26	Available
Total	41,710	3,874.99	

TERMS

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

SERVICES

We understand that the property is connected to all main services including three-phase electricity, water, gas and mains drainage. Interested parties should make their own enquiries to confirm the availability, capacity and suitability of the services for their intended use.

The agents have not tested any services, installations or appliances and therefore cannot give any warranty as to their condition or operation. Prospective tenants/purchasers are advised to carry out their own investigations prior to entering into any commitment.

PLANNING USE

We understand the premises are located within the local plan as an area of employment and should therefore qualify for B1, B2 or B8 uses.

Interested parties are advised to check that their intended use of the property will be permitted with Birmingham City Council.

SERVICE CHARGE

n/a

RATEABLE VALUE

£280,000. Based on April 2026 Valuation

VAT

Applicable

LEGAL FEES

Each party to bear their own costs

RENT

£399,000 per annum

POSSESSION

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

EPC

C (71)

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 04/06/2026

SIDDALL JONES

COMMERCIAL PROPERTY CONSULTANCY



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