

INDUSTRIAL, WAREHOUSE | TO LET

[VIEW ONLINE](#)



UNIT 50 GRAVELLY INDUSTRIAL PARK, BIRMINGHAM, B24 8TG

3,841 TO 10,607 SQ FT (356.84 TO 985.42 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

A Modern Warehouse Facility Fitted Out For Food Storage and Distribution

- Modern Warehouse Premises
 - Well Established Estate
 - Fitted for Food Storage & Distribution
 - Trade Counter and Offices
 - Good Loading & Car Parking Facilities
 - Excellent Communication Links - Close Proximity to J6 of M6
-



DESCRIPTION

The property comprises a modern industrial warehouse of steel portal frame construction, incorporating a single storey office suite and trade counter to the front elevation.

Access is via a generous and welcoming reception area, with open plan offices positioned to the left hand side. The offices are well appointed, featuring carpeted flooring, LED lighting, excellent natural light, and ample power and data provision.

To the rear lies the main warehouse, which benefits from a substantial loading area opening onto a communal service yard. The warehouse offers an impressive eaves height and includes a significant mezzanine floor. The refrigeration equipment - comprising a large storage freezer and three separate chillers - is available by separate negotiation, with full technical details available upon request.

Externally, the property enjoys excellent loading facilities and car parking allocation.

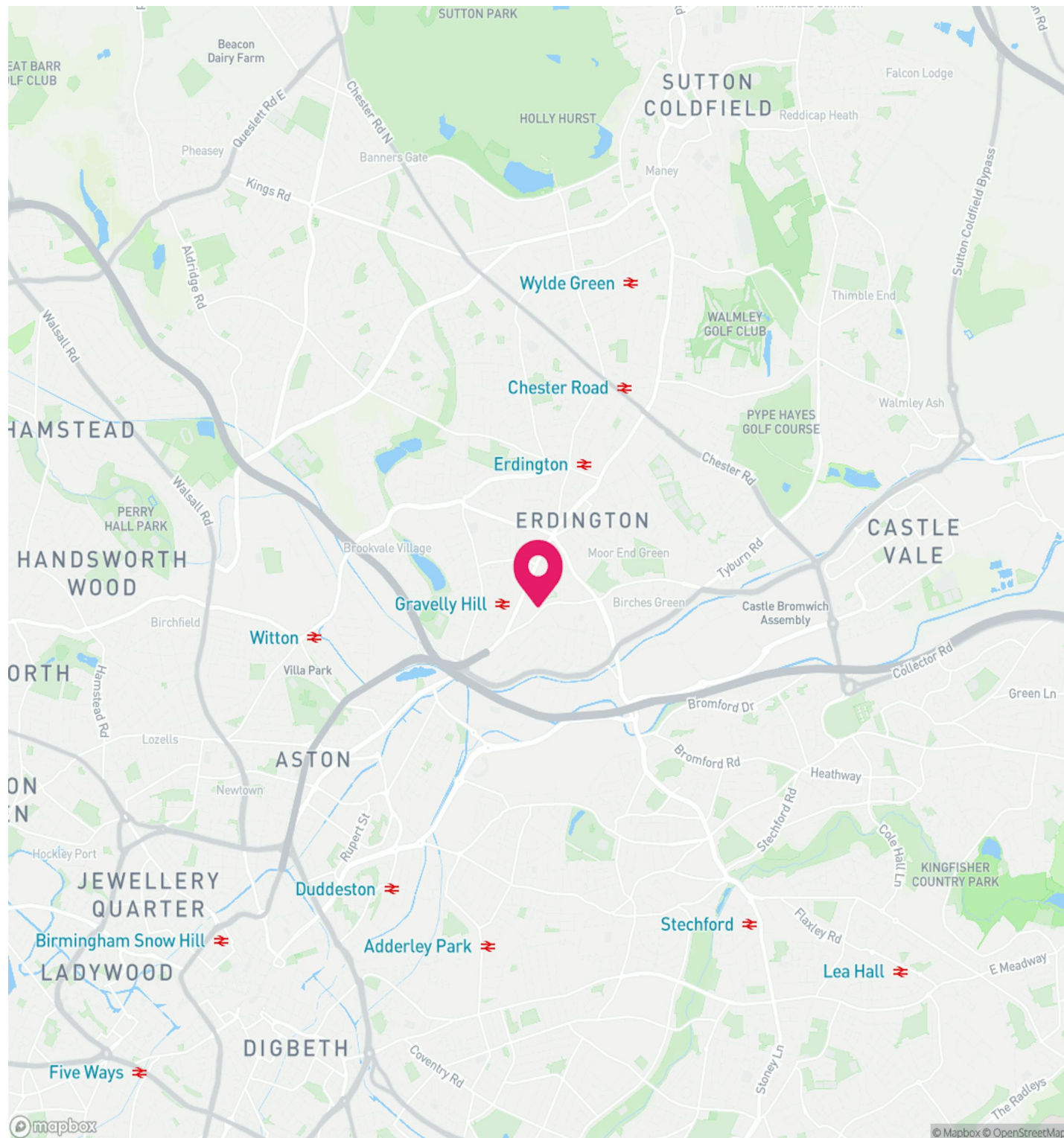


LOCATION

Gravelly Hill Industrial Estate is located in the Erdington area of Birmingham, approximately four miles northeast of Birmingham city centre.

The estate occupies a highly strategic position close to Junction 6 of the M6 motorway (Spaghetti Junction), sitting only about 0.6 miles from the interchange. This provides fast, direct access to the A38 (Tyburn Road), A47 (Heartlands Parkway), and the wider national motorway network, including the M5 and M42.

Birmingham International Airport and the NEC are approximately 11 miles from the estate.



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.

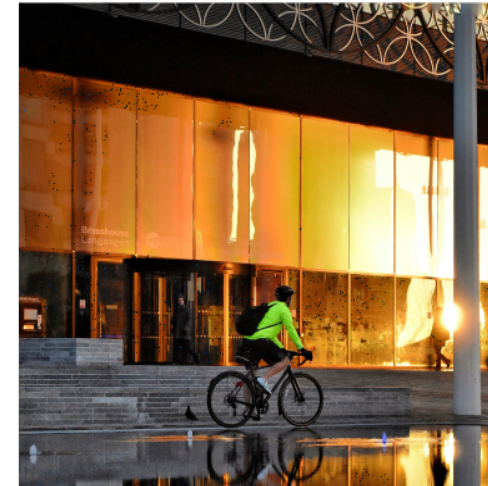
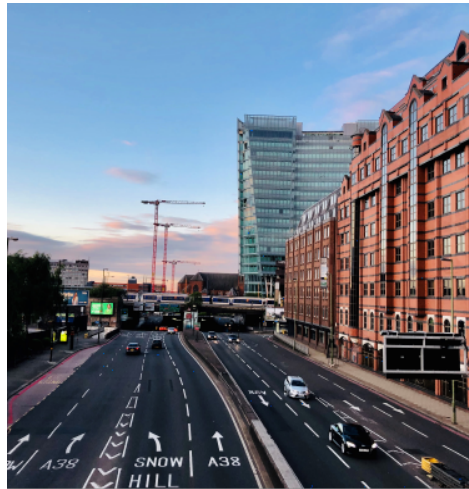
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

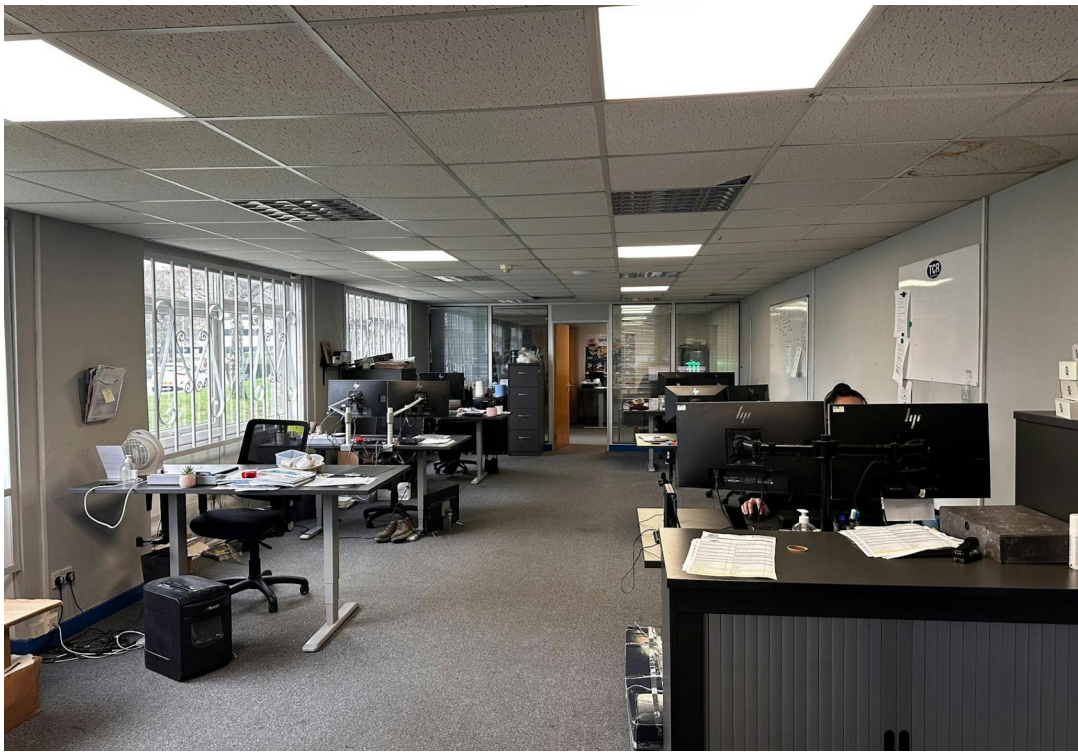
Central location, global reach: A strategic location offers quick train connections:

- 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!





AVAILABILITY

Name	sq ft	sq m	Availability
Mezzanine - Mezzanine First Floor	3,841	356.84	Available
Ground - Warehouse & Offices	6,766	628.58	Available
Total	10,607	985.42	

LEASE TERMS

The property is available by way of a sub lease expiring August 2026.

However, the landlord may also consider a new lease subject to terms to be agreed.

ADDITIONAL EQUIPMENT

Unit 50
Large Storage Freezer
13.6M x 16m x 6m (internal measurements)
2.1m x 3m sliding door and air curtain
2m x 3m rapid rise door
Bespoke Hubbard pack comprising 4 x 5hp Frascold compressors and 4 fan Lu've remote condenser
3 x Searle double fan evaporators

Chiller One
4.3 x 2.8m x 2.4m (internal measurements)
1.6m x 2m sliding door
Hubbard Lite 3hp housed condensing unit

Chiller Two
4.4m x 2.8m x 2.4m (internal measurements)
1.6m x 2m sliding door
J & E Hall 6hp housed condensing unit
Friga Bohn Evaporator

Chiller Three
5.8m x 2.2m 2.5m (internal measurements)
1.7m x 2.5m sliding door
J & E Hall 6hp housed condensing unit
Searle KEC Evaporator

SERVICE CHARGE

£4,407.88 per annum

VAT

Applicable

LEGAL FEES

Each party to bear their own costs

LEASE

Sublease

RENT

£49,500 per annum an assignment or new lease direct with the landlord may also be available.

EPC

E (118)

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



Scott Rawlings
0121 638 0500
scott@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 02/12/2025

SIDDALL JONES

COMMERCIAL PROPERTY CONSULTANCY



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