

INDUSTRIAL, TRADE COUNTER, WAREHOUSE | TO LET

[VIEW ONLINE](#)



UNIT 5, SELECTA AVENUE, GREAT BARR, BIRMINGHAM, B44 9EH

4,131 SQ FT (383.78 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

A Modern Industrial, Warehouse, Trade Counter
Premises with Well Fitted Mezzanine Offices

- Modern Industrial Premises
 - Excellent Car Parking Allocation
 - Mezzanine Offices with Glass Meeting Room and Air Conditioning
 - Secure Stores under Mezzanine
 - Shower Facilities
 - Good Eaves Height and Loading
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DESCRIPTION

The property comprises a modern industrial unit of steel portal frame construction with profile-clad elevations and an insulated profile-clad roof incorporating translucent roof lights. The warehouse offers a generous clear working height and is accessed via a roller shutter door to the front elevation.

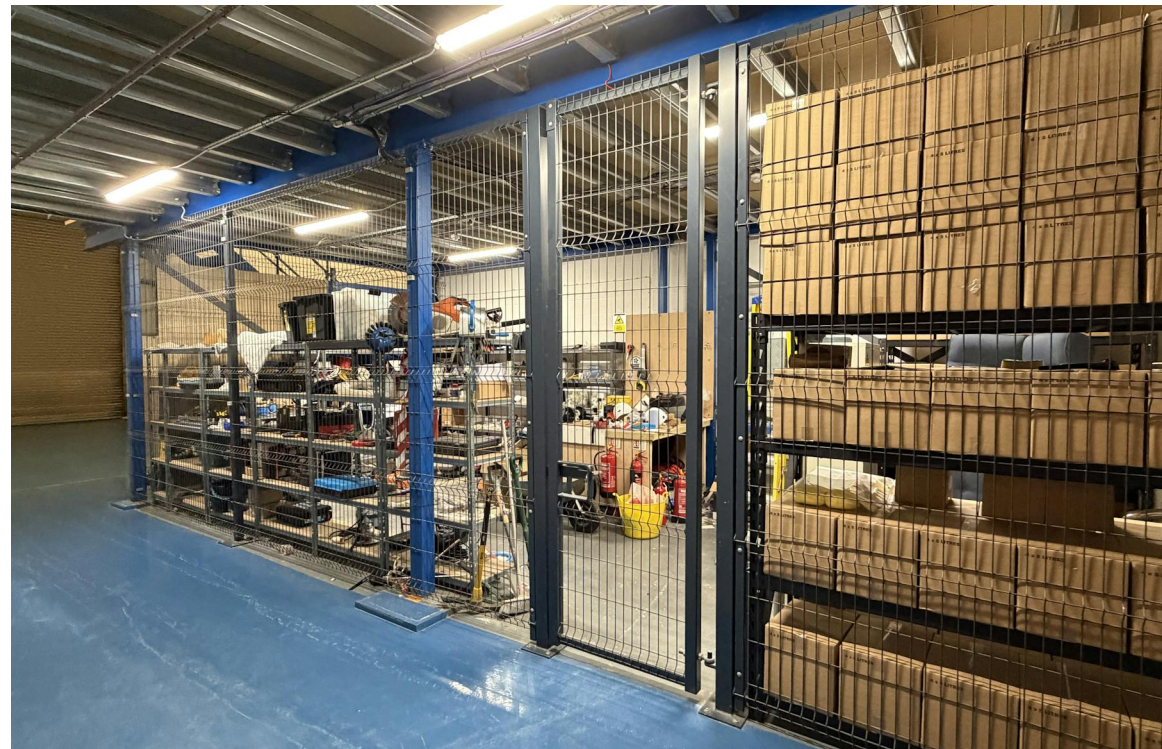
The front section of the building has been fitted to provide welfare facilities, including male and female WCs and shower facilities. An additional office partition has been installed behind this area, which can be removed if required. A larger boardroom is positioned toward the rear of the property, and integral stairs lead to a first-floor mezzanine.

The mezzanine provides a well appointed office suite finished to a high standard, including a full height glazed meeting room, air conditioning, power and data points, and an integral kitchen area.

Beneath the mezzanine at ground-floor level, there is a secure store which could be retained or reconfigured to suit occupier requirements.

The property benefits from LED lighting throughout and three phase electricity.

Externally, a generous forecourt provides approximately 10 allocated car parking spaces.



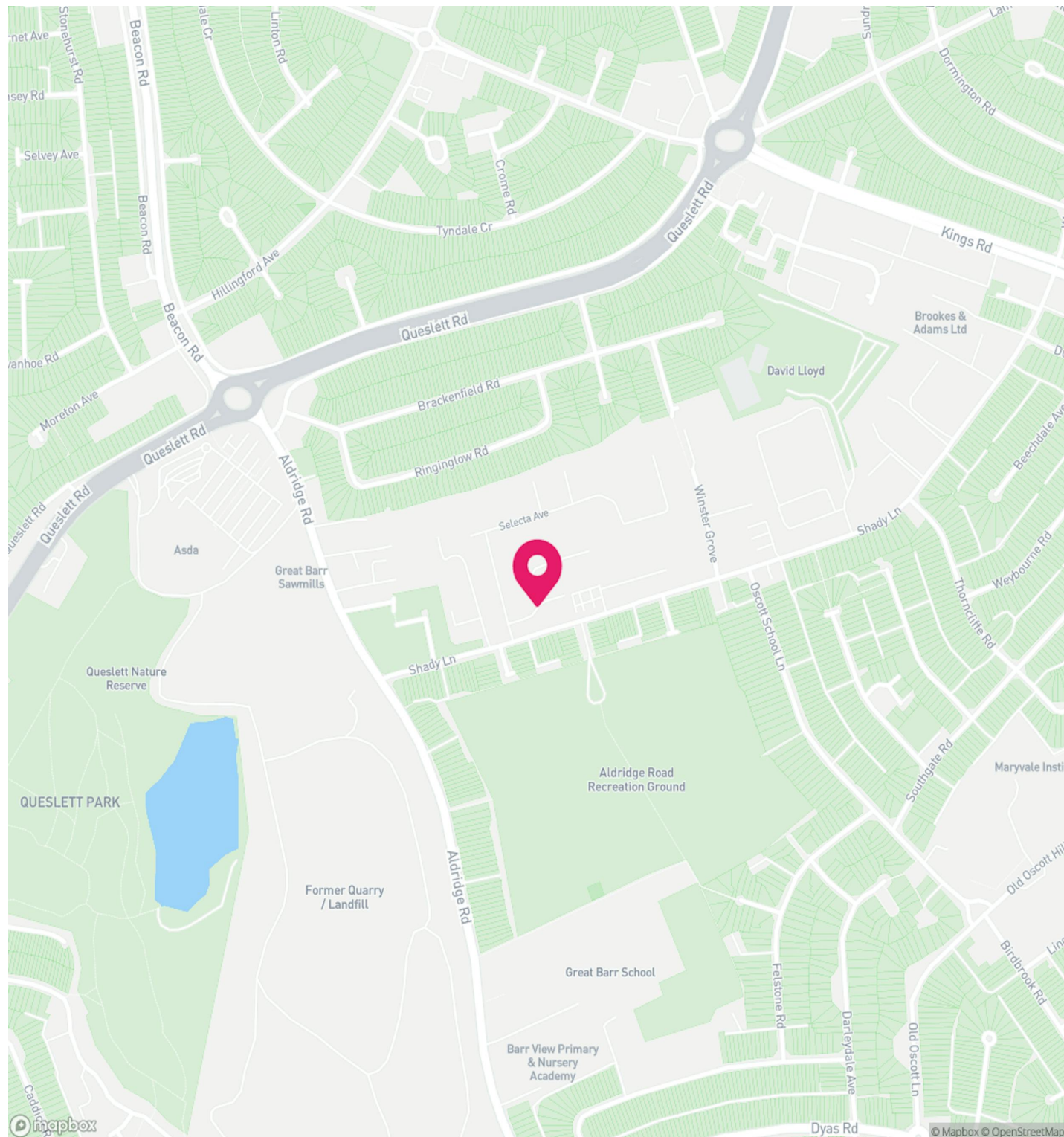
LOCATION

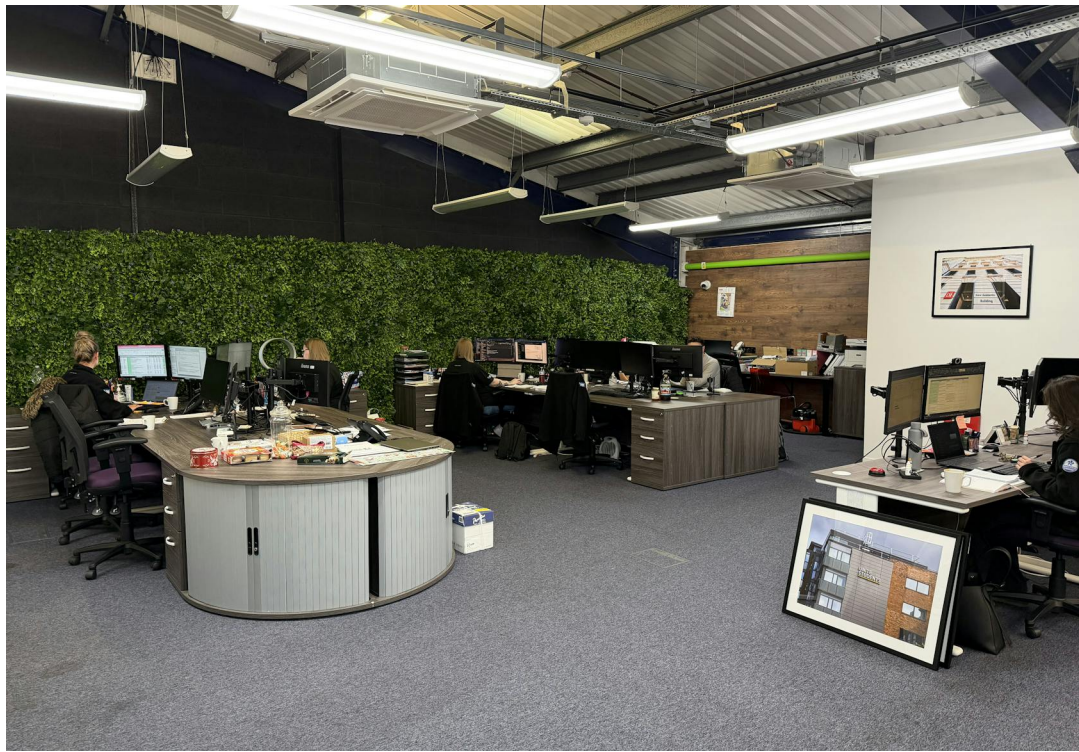
Selecta Business Park is situated off Shady Lane in the well-established industrial area of Great Barr, Birmingham. The estate enjoys excellent connectivity, lying approximately 5 miles north of Birmingham City Centre, with easy access to neighbouring commercial hubs including Perry Barr, Kingstanding, Erdington, Walsall and West Bromwich.

The location offers outstanding access to the national motorway network, positioned just a short drive from Junction 7 of the M6 and within easy reach of Junctions 8 and 9. This provides rapid links to the M5, M54 and M42, making it an ideal base for businesses requiring efficient regional and national distribution.

Public transport links are strong, with regular bus services operating along Shady Lane, Old Horns Crescent and Kingstanding Road, offering direct connections to Birmingham City Centre and surrounding districts.

Rail services are accessible via Perry Barr Station and Hamstead Station, both within close proximity and providing frequent services into Birmingham New Street and Walsall.





AVAILABILITY

Name	sq ft	sq m	Availability
Unit - Warehouse	2,896	269.05	Available
Mezzanine - Offices	1,235	114.74	Available
Total	4,131	383.79	

RATEABLE VALUE

£19,500. Based on 2023 Valuation

VAT

Applicable

LEGAL FEES

Each party to bear their own costs

LEASE

Sublease

RENT

£22,500 per annum

POSSESSION

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

POSSIBLE USE CLASSES

Class B2 - General Industrial, Class B8 - Storage or Distribution

EPC

D (83)

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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