



TO LET

12,592 SQ FT
(1,169.84 SQ M)

RENT ON APPLICATION

Open-plan space across
multiple levels, suitable for
a range of commercial
uses.

- Extensive open-plan floor areas across multiple levels
- Class E consent suitable for a broad range of uses
- Generous natural light from large multi-pane windows
- Existing internal staircase and mezzanine space
- Stripped-back condition ready for occupier fit-out

Unit 1A

Hay Hall Business Centre, Birmingham, B11 2BE

**SHEPHERD
COMMERCIAL**



Summary

Available Size	12,592 sq ft / 1,169.84 sq m
Rent	Rent on application
Service Charge	N/A
Estate Charge	N/A
EPC	B (46)

Description

This self-contained commercial unit forms part of a substantial brick-built complex within Hay Hall Business Centre. The property features a traditional industrial façade with large multi-pane windows providing generous natural light and creating a versatile working environment. Externally, the site benefits from a surfaced forecourt, allocated parking and loading access, with controlled vehicular entry to the wider business park. Surrounding occupiers include a mix of manufacturing, storage and distribution businesses, with shared circulation and on-site parking across the estate.

Internally, the premises provide predominantly open-plan accommodation across multiple levels, suitable for a range of Class E uses. The space offers clear-span floor plates with exposed structural steel beams and concrete floors throughout. An internal staircase links the floors, with a mezzanine section providing additional usable space. The unit includes partitioned rooms suitable for ancillary office, storage or welfare functions. Internal finishes comprise solid and part-lined walls, fluorescent lighting, visible power trunking and radiators. Ceiling heights vary, with higher clearance in selected areas.

The accommodation is presented in a stripped-back condition, offering flexibility for occupier fit-out and adaptation to operational needs.

Location

Unit 1A is located within Hay Hall Business Centre in Birmingham, B11 2BE, positioned in an established commercial area with good access to local transport links and surrounding business occupiers. The site benefits from proximity to the A45 and A41, providing convenient routes to Birmingham City Centre and the wider Midlands road network. Tyseley and Acocks Green train stations are within easy reach, offering regular rail services. The surrounding area comprises a mix of industrial, trade and business uses, supporting a range of commercial activity. The location provides convenient access to nearby amenities and services, with established commercial estates and local facilities close by.

Viewings

Strictly by appointment only.

Terms

Unit 1A is to be let on a new lease for a term of 6, 8, 10 or 15 years, subject to negotiation. The new lease will be on a Full Repairing & Insuring Basis.

Services

We understand the property benefits from mains electricity, water and drainage.

Planning / Use Class

The property falls under Use Class E, suitable for a range of commercial uses including office, light industrial, storage, research and development, and other permitted Class E activities.

Business Rates

The property has not yet been assessed for business rates.



