

INDUSTRIAL, TRADE COUNTER, WAREHOUSE | TO LET

[VIEW ONLINE](#)



AVENUE TERRACE, AVENUE ROAD, BIRMINGHAM, B6 4DY

3,000 SQ FT (278.71 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Modern Industrial / Trade Counter Units
Available To Let

- Well Maintained Modern Development
- Trade Counter Frontages & Open Plan Units
- Secure Estate with 24 Hour Access
- Good Parking and Loading Facilities
- Outside of the Birmingham Clean Air Zone (CAZ)



DESCRIPTION

Each unit comprises a modern, hybrid business unit providing high-quality industrial and office accommodation, designed to suit a wide range of occupiers.

Constructed with full-height brick and glazed elevations beneath an attractive curved profile roof, the property benefits from excellent natural light and a modern appearance.

The ground floor comprises an open-plan workshop/warehouse area with loading access, dedicated pedestrian access and disabled WC facility positioned to the rear.

The first floor provides open-plan office or additional storage accommodation finished to a high standard. Both floors offer a clear internal height of approximately 3m providing flexible space suitable for manufacturing, storage, trade counter, showroom, office, and other business uses (subject to any necessary consents).

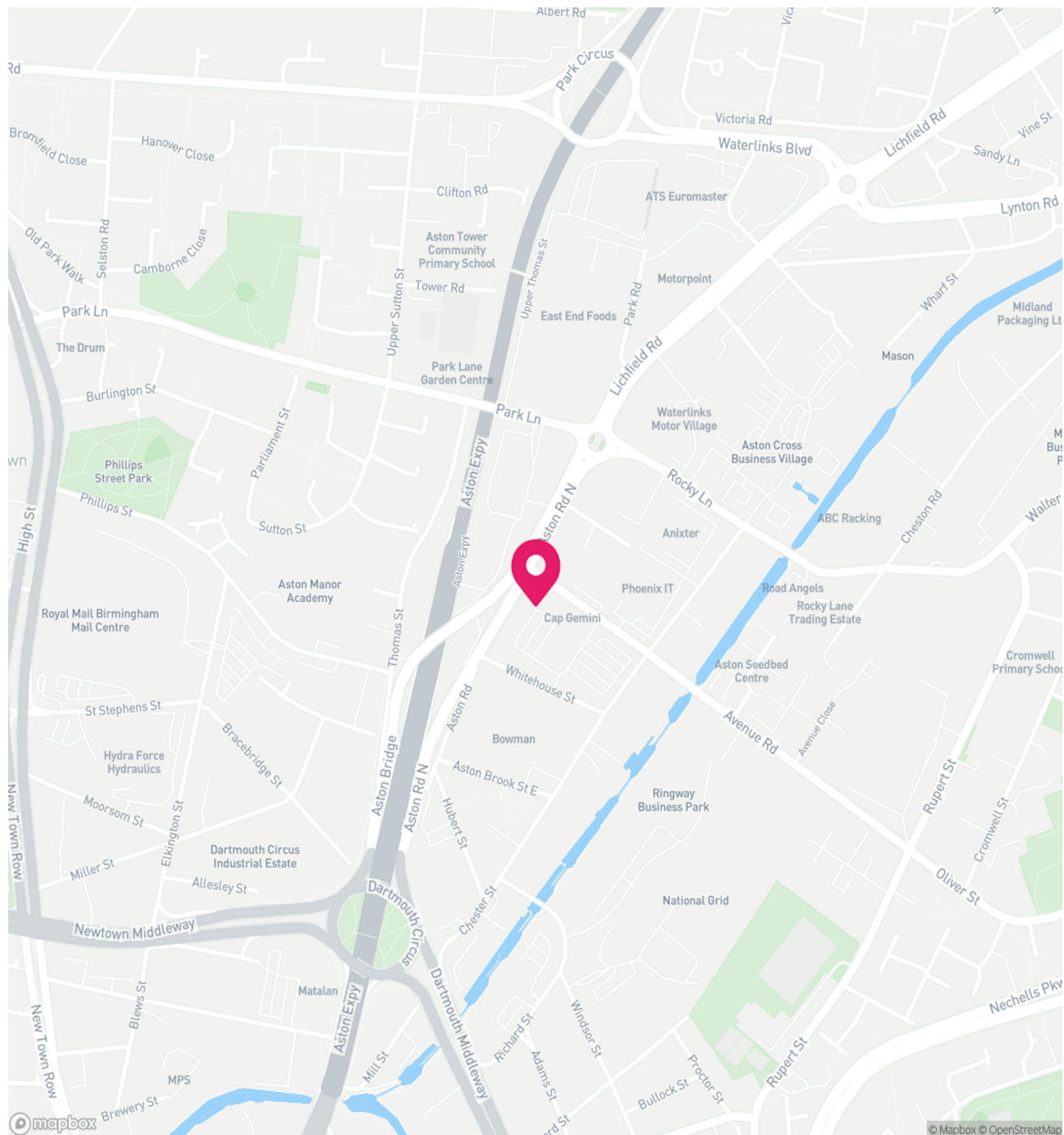
Externally, the unit benefits from allocated car parking spaces to the front. The estate is fully secured with perimeter steel fencing, electronically controlled entrance and exit gates, and monitored CCTV, providing a safe and professional working environment.



LOCATION

The property occupies a prominent position within an established commercial and industrial location just off the A5127 Lichfield Road, one of Birmingham's principal arterial routes. The nearby Dartmouth Circus roundabout provides excellent connectivity to the regional and national road network, with Junction 6 of the M6 (Spaghetti Junction) situated approximately 1.5 miles to the south via the A38(M) Aston Expressway.

Birmingham City Centre lies less than one mile away, offering extensive retail, leisure and business amenities, together with access to New Street, Snow Hill and Moor Street railway stations, providing direct services to destinations across the UK. Birmingham International Airport and the NEC are also readily accessible via the motorway network, making the location well positioned for businesses requiring convenient access to both local and national markets.





AVAILABILITY

Name	sq ft	sq m	Availability
Unit - Unit 3	3,000	278.71	Available
Unit - Unit 4	3,000	278.71	Available
Unit - Unit 6	3,000	278.71	Available
Total	9,000	836.13	

SERVICES

We understand that all mains services are connected to the site.

However, interested parties are advised to satisfy themselves that this is the case, and that they are in good working order. The agents have not tested any apparatus on site and therefore cannot verify the condition.

RATEABLE VALUE

£18,000. Based on April 2026 Valuation

VAT

Applicable

LEGAL FEES

Each party to bear their own costs

LEASE

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

RENT

£25,000 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.

POSSIBLE USE CLASSES

Class B1 - Business, Class B2 - General Industrial, Class B8 - Storage or Distribution

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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