

INDUSTRIAL, WAREHOUSE | FOR SALE

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45-47 CONYBERE STREET, BIRMINGHAM, B12 0YL

12,065 SQ FT (1,120.88 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Freehold industrial premises close to
Birmingham city centre

- GIA 12,065 ft²
 - Price upon application
 - Freehold industrial premises
 - Yard area to the fore
 - Planning permission approved to replace low-level stores with replacement high-bay warehouse
-



DESCRIPTION

The property comprises a multi-bay industrial warehouse with ancillary office accommodation, set within a secure and self-contained site.

The warehouse is arranged as a three-bay industrial facility, comprising two adjoining bays of steel portal frame construction with pitched profile clad roofs incorporating translucent roof lights, together with a further single-storey bay of lower eaves height positioned to the eastern elevation.

Notably, this eastern bay benefits from planning consent for redevelopment, allowing for demolition of the existing structure and replacement with a new high-bay warehouse unit, offering potential for future enhancement of the accommodation.

Internally, the warehousing provides predominantly open span accommodation with concrete flooring, roller shutter access doors to the front elevation and three-phase power supply. Ancillary facilities include WC accommodation together with first floor office content within the western high-bay section.

To the front of the site is a separate single-storey office building of traditional masonry construction, surmounted by a flat felted roof, providing additional administrative accommodation.

Externally, the property benefits from a gated and secure forecourt/yard area, suitable for loading, circulation and on-site parking.

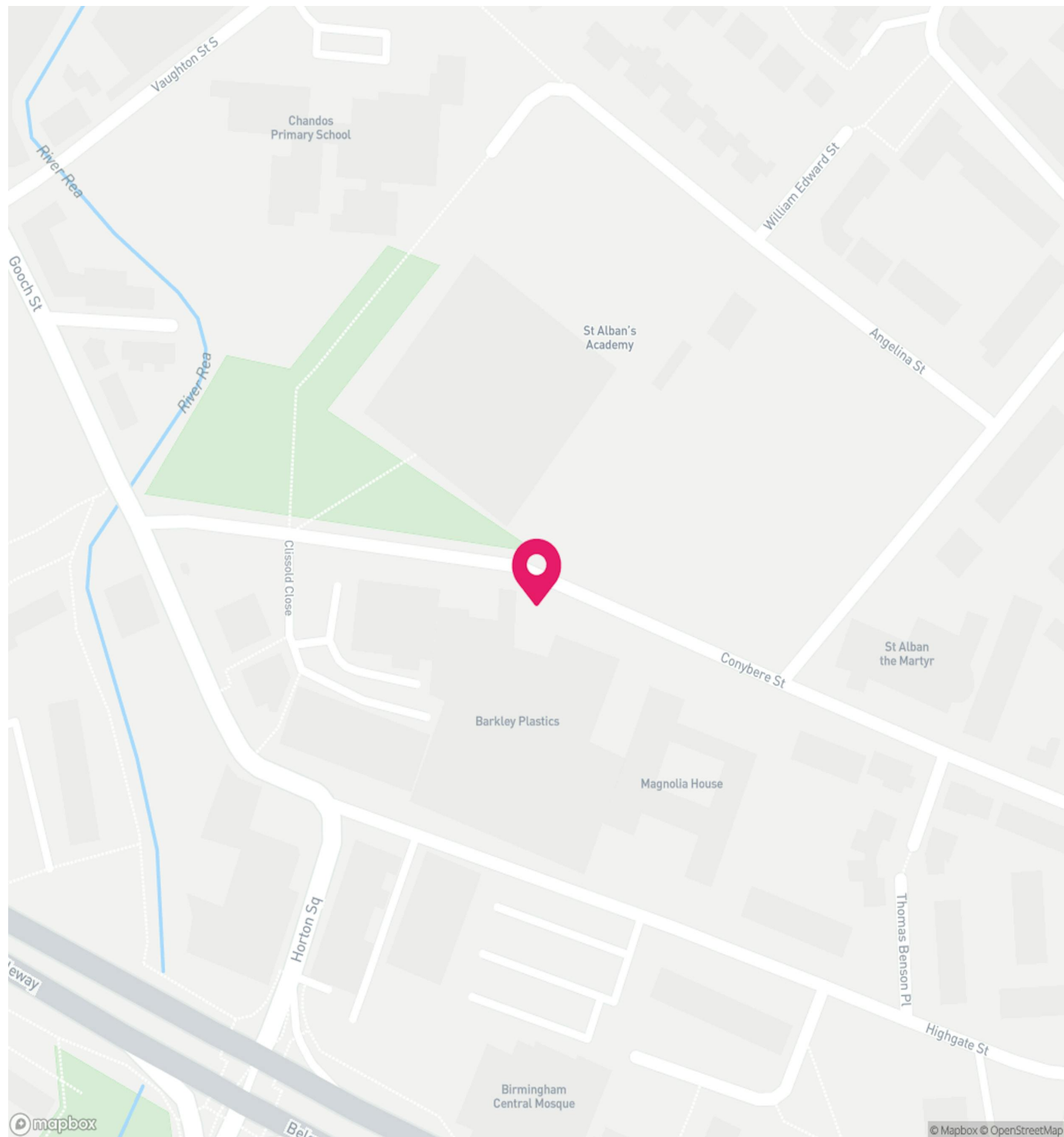


LOCATION

/// WIRE.CHIN.TINS

The property is situated on Coneybere Street within the Balsall Heath area of Birmingham, approximately 1.5 miles south-east of Birmingham City Centre. The location provides convenient access to the A4540 Middle Ring Road, which in turn connects to the wider motorway network including the A38(M) Aston Expressway and Junction 6 of the M6 motorway (Spaghetti Junction).

The surrounding area comprises a mix of commercial and residential occupiers, with a range of local amenities nearby. The property benefits from good public transport links, with regular bus services operating along the nearby Moseley Road (A435), providing direct access into Birmingham City Centre and surrounding suburbs. Birmingham New Street and Moor Street railway stations are both within a short distance, offering regional and national rail connections.



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.

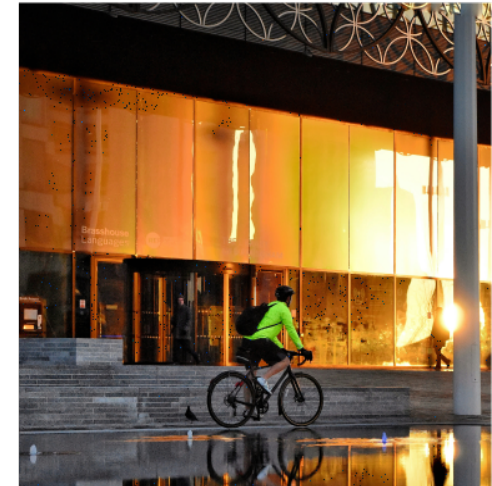
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

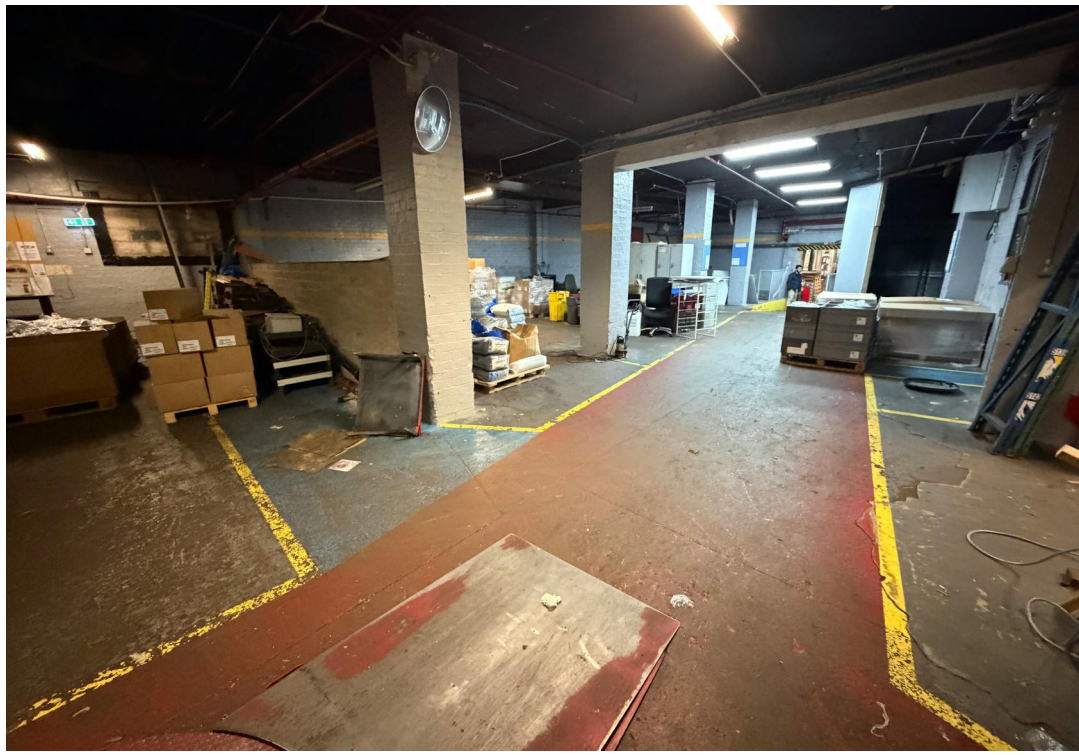
Central location, global reach: A strategic location offers quick train connections:

- 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!





SERVICES

We understand that the premises benefits from all mains services on or adjacent to the subject premises.

The agent has not tested the suitability of the connections and therefore recommends that interested parties carry out their own investigations.

VAT

Not applicable

LEGAL FEES

Each party to bear their own costs

PRICE

Price on application

EPC

B- (41)

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



Ryan Lynch

0121 638 0500

ryan@siddalljones.com

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