

WAREHOUSE | TO LET

[VIEW ONLINE](#)



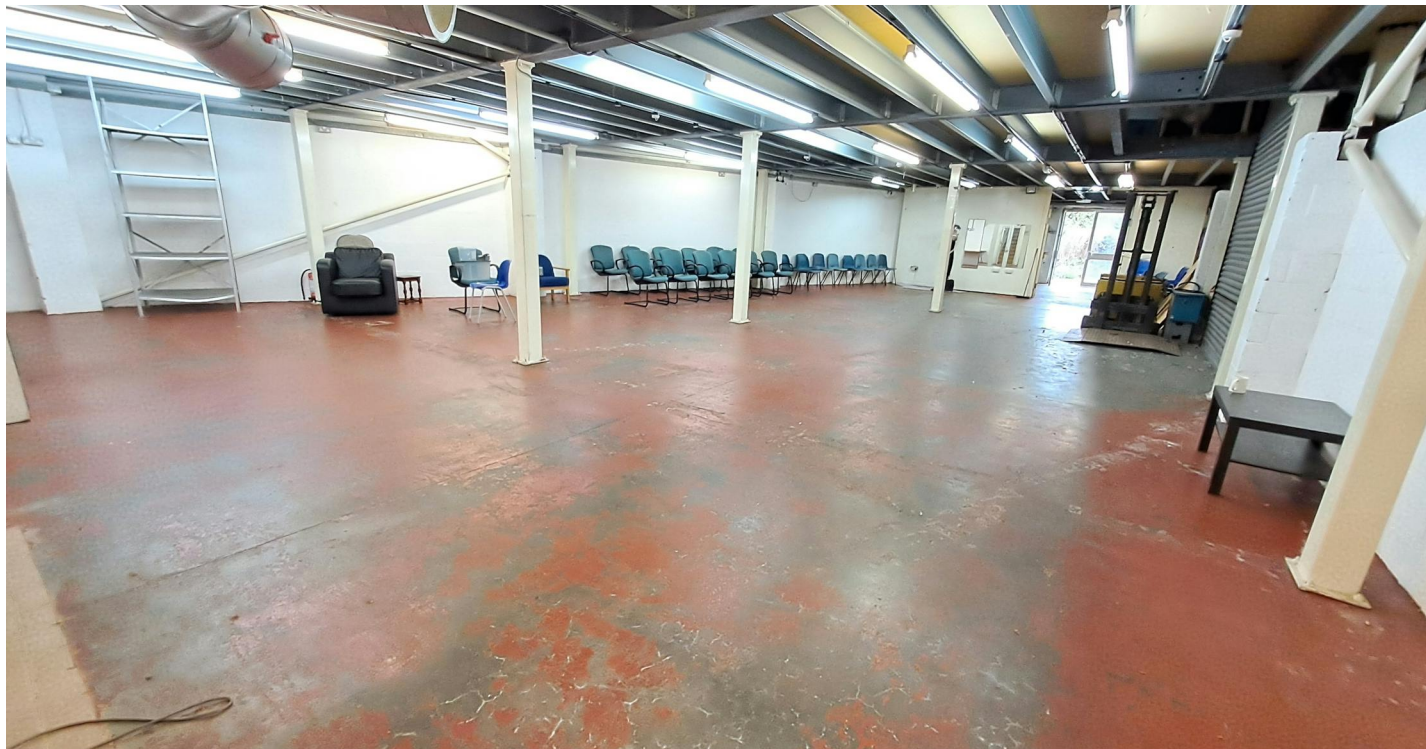
31 HIGHGATE PLACE, BIRMINGHAM, B12 0DG

3,837 SQ FT (356.47 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Two Storey Warehouse Premises Located in
Balsall Heath

- GIA 3,837 ft²
 - Ground and First Floor Mezzanine
 - Roller Shutter Loading Entry
 - Concrete Flooring, Lighting and WC Facilities Provided
 - Car Parking Space to Fore
-



DESCRIPTION

The property comprises a two-storey warehouse premises of steel portal frame construction with brick and block elevations, surmounted by a pitched roof incorporating translucent roof lights.

Internally, the accommodation provides open-plan warehouse space with a substantial mezzanine extending across much of the building, effectively providing two-storey lock-up warehousing/storage accommodation. The premises benefit from WC facilities, fluorescent lighting and a gas-fired heating system.

Loading is provided by way of a roller shutter access door from Highgate Place, with a small enclosed yard area situated to the rear of the premises.

The property could be suitable for a variety of warehouse, storage, workshop or light industrial uses.



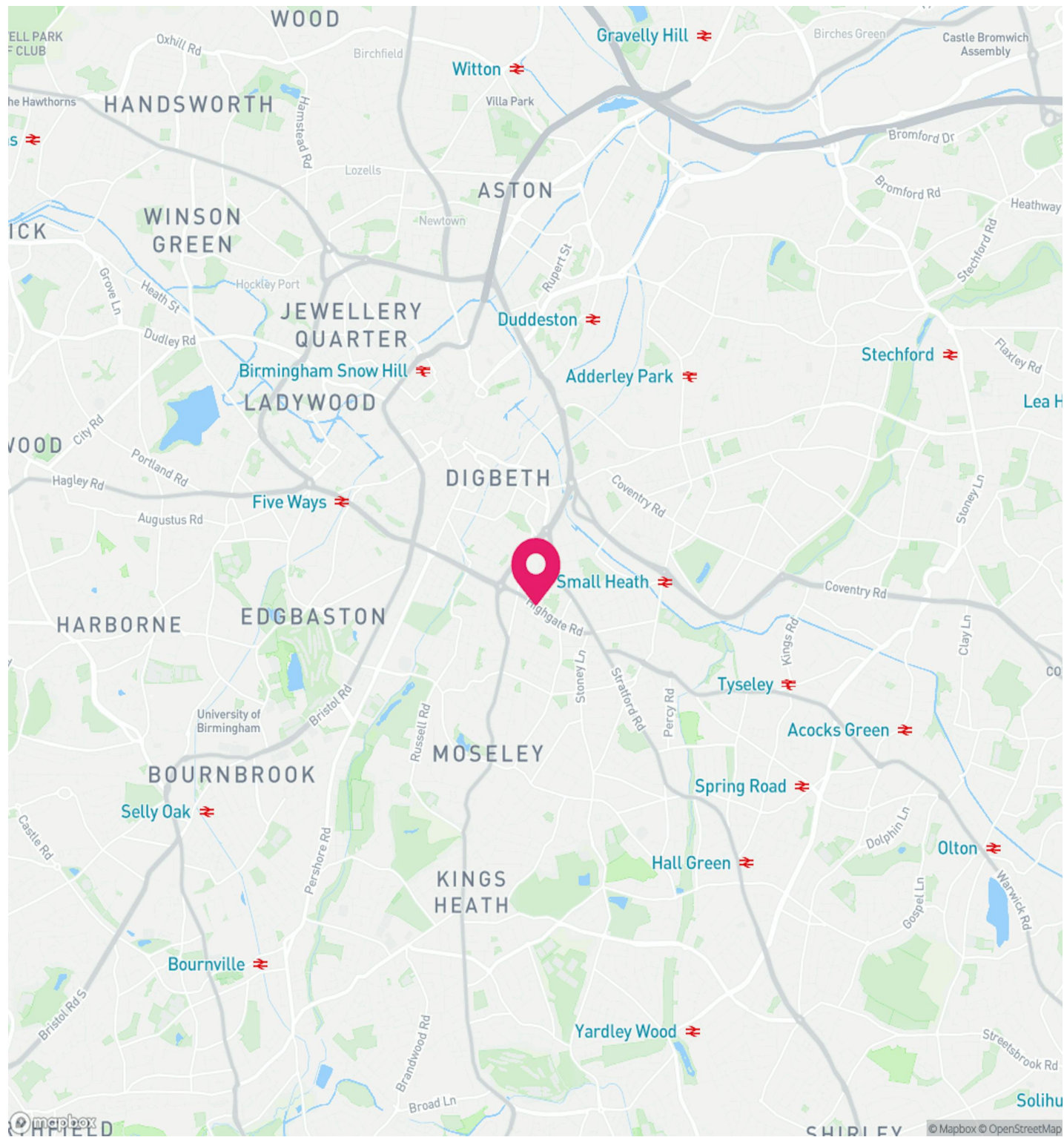
LOCATION

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The property is prominently situated on Highgate Place within the established Highgate commercial area of Birmingham, approximately 1 mile south-east of Birmingham City Centre.

The location benefits from excellent road communications, with Highgate Middleway (A4540) and the Birmingham Middle Ring Road situated close by, providing convenient access around the city. The A45 Small Heath Highway/Bypass is also readily accessible, offering direct links towards Birmingham Airport, the NEC and the wider motorway network.

Birmingham City Centre is within a few minutes' drive, whilst the A38(M) Aston Expressway provides access to Junction 6 of the M6 Motorway and the national motorway network.



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.

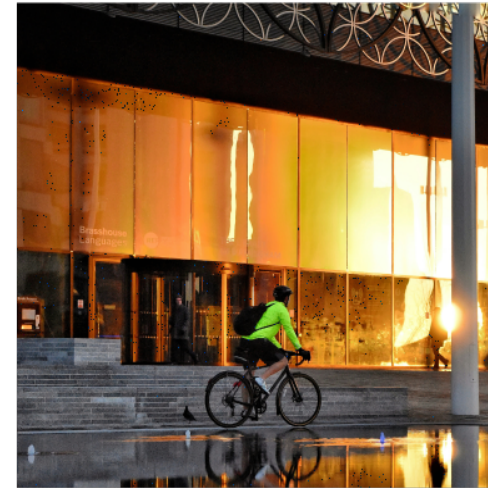
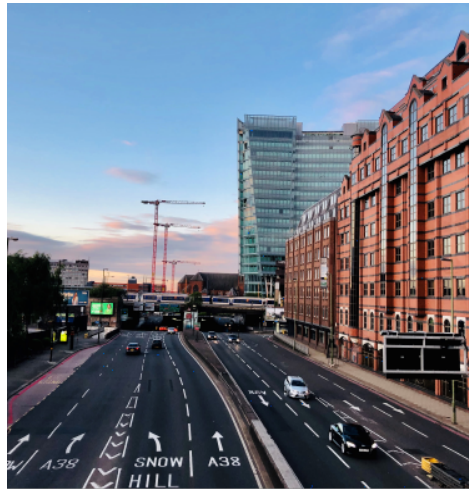
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

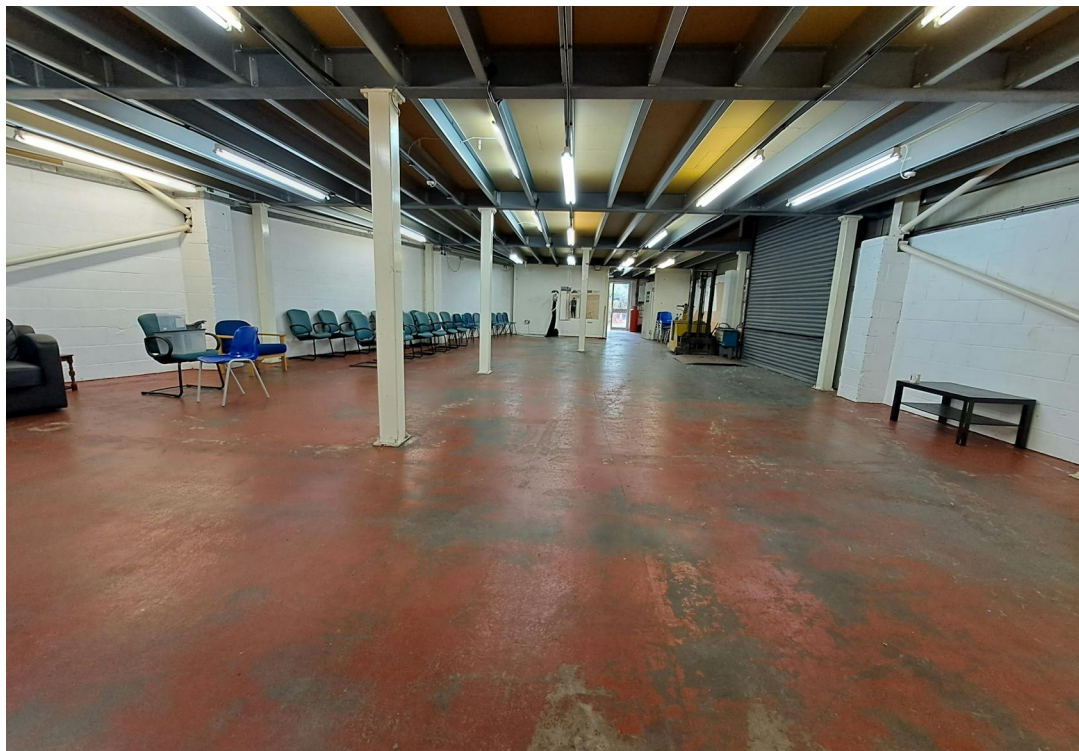
Central location, global reach: A strategic location offers quick train connections:

- 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
Ground - Warehouse	1,797	166.95	Available
Mezzanine - Storage	2,040	189.52	Available
Total	3,837	356.47	

SERVICES

We understand that all mains services are connected on, or adjacent to the subject premises.

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

RATEABLE VALUE

April 2026 RV - £16,500

VAT

Not 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

£26,000 per annum

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



Scott Rawlings

0121 638 0500
scott@siddalljones.com

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