UNITS C, C1 & D

WARSTOCK ROAD

KINGS HEATH, BIRMINGHAM, B14 4RT

FOR SALE / TO LET

Industrial/Warehouse premises of **80,570 sq ft** on a 2.8 acre site

Description

The property comprises a substantial industrial/ warehouse property with high-quality office accommodation on a self-contained site fronting Warstock Road in Kings Heath.

Unit D

- Link detached single storey steel portal frame modern warehouse
- 7.05m eaves
- 1 level and 4 dock level access loading doors
- Heated and lit warehouse
- First floor office accommodation accessed via two-storey reception

Unit C

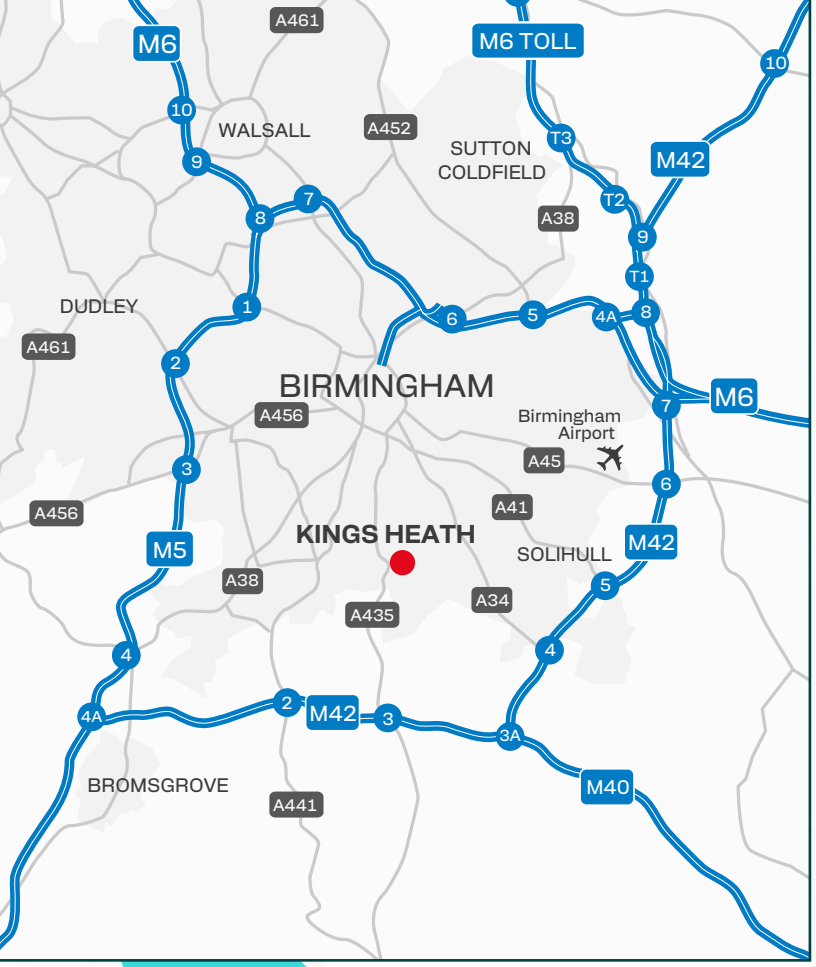
- Steel portal frame modern warehouse
- 9.6m eaves
- 2 dock level access doors
- Heated and lit warehouse
- First floor office accommodation (links to Unit D offices)

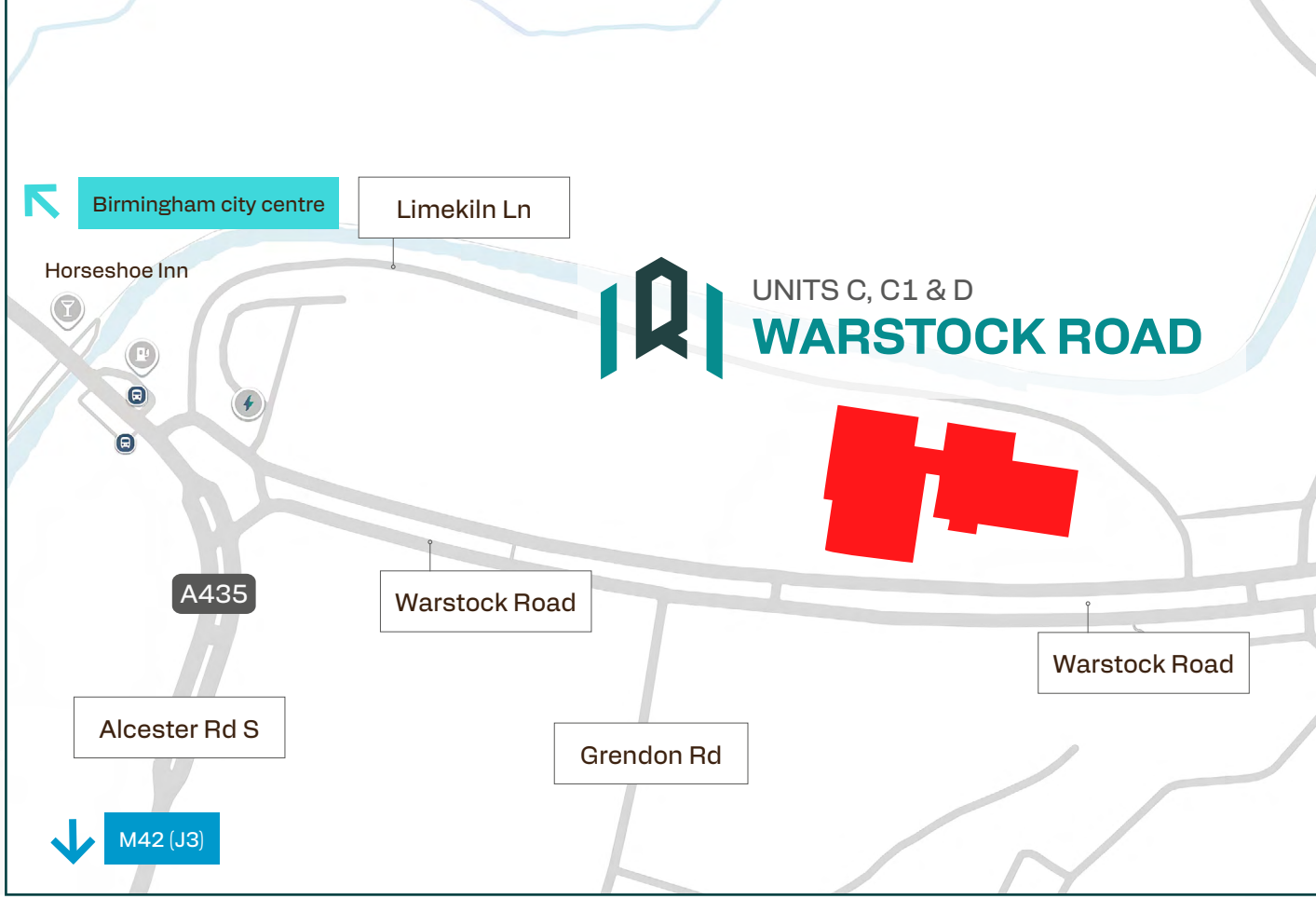
Unit C1

- Lightweight steel frame warehouse/industrial building
- Link section to Unit C
- Mezzanine spans entire footprint
- 1 level access loading door

Externally

- Secure fenced/gated site
- Access from both Warstock Road and Limekiln Lane





Location

The property is prominently located on Warstock Road, Kings Heath, with direct access to the A435 Alcester Road South and approximately 6 miles from Birmingham City Centre.
Junction 3 of the M42 is just 3 miles away, linking to the M6, M5, and M40 for Midlands and national connectivity. Birmingham International Airport and Railway Station are around 9 miles east, providing passenger and freight links.

Sat Nav: B14 4RT

what3words: ///clouds.risks.trade

Distances

Birmingham City Centre	6 miles / 15 minutes
M42 Junction 3	3 miles / 8 minutes
Birmingham International Airport	9 miles / 20 minutes
Birmingham International Railway Station	9 miles / 20 minutes
Solihull Town Centre	5 miles / 12 minutes
Redditch	11 miles / 20 minutes

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Accommodation

	Areas (sq m)	Areas (sq ft)
Unit D		
Lower Ground Floor	362.61	3,903
Ground Floor	2,243.95	24,154
First Floor	855.18	9,205
Total	**3,461.74**	**37,262**
Unit C		
Ground Floor	1,825.86	19,653
Upper Ground Floor	122.39	1,316
Stairwell Stores	3.37	36
First Floor	342.89	3,691
Total	**2,294.41**	**24,697**
Link Building (C–C1)		
Ground Floor	117.32	1,263
First Floor	12.48	134
Total	**129.80**	**1,397**
Unit C1		
Ground Floor	702.19	7,558
First Floor Mezzanine	702.19	7,558
Total	**1,404.38**	**15,116**
Office Link (C–D)	79.69	858
Entrance Lobby (D)	48.40	521
Rear Plant Room	16.95	182
Canopy over loading dock (D)	49.91	537
Approx. Total GIA	**7,485.28**	**80,570**

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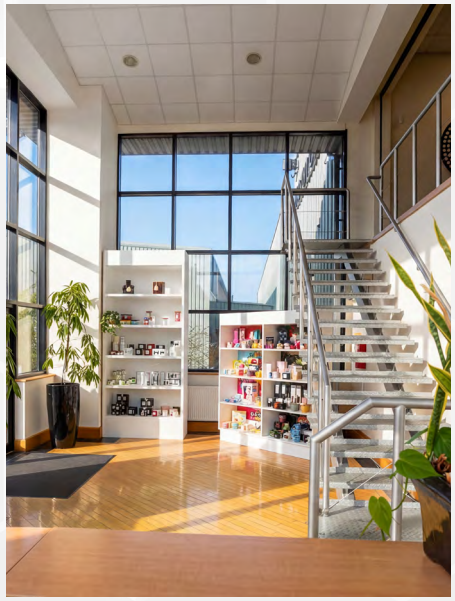

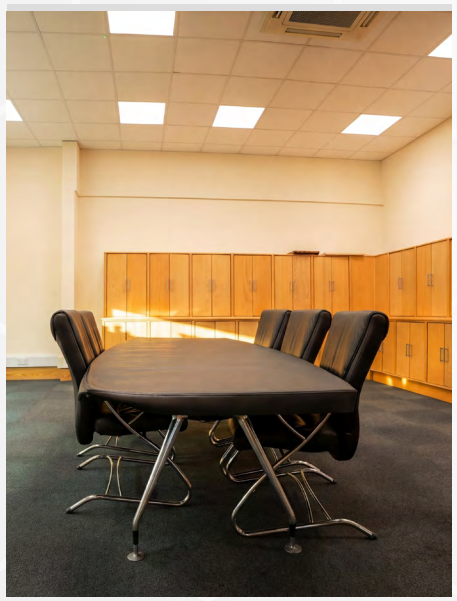

Tenure

Available freehold with vacant possession. Alternatively, consideration will be given to a new full repairing and insuring lease upon terms to be agreed.

Quoting Price / Rental

Upon application.

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Services

The agent has not tested any apparatus, equipment, fixture, fittings, or services and so cannot verify they are in working order. Verification should be sought from a solicitor or surveyor.

Business Rates

Pt Building C & Building D, Warstock Road, B14 4RT
1st April 2026 - RV: £175,000

Pt Building C, Warstock Road, B14 4RT
1st April 2026 - RV: £148,000

EPC

Rating: TBC.

Money Laundering

Identification checks are required for all parties transacting property. Proof of identification for the leasing entity will be requested prior to entering a business relationship.

Legal Costs

Each party to bear their own legal costs.

VAT

All prices quoted are exclusive of VAT, which may be chargeable.

Viewings

Viewing strictly by prior appointment via the joint agents:

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