harrislamb
PROPERTY CONSULTANCY

FOR SALE

INDUSTRIAL/ WAREHOUSE PREMISES

UNIT 13 MAGREAL INDUSTRIAL ESTATE
FREETH STREET
BIRMINGHAM
B16 0QZ



1,660 sq.ft. (154.34 sq.m.)
Approx. Gross Internal Area

- **End terrace unit with 2 car parking spaces**
- **½ mile from Birmingham City Centre**

Location:

Magreal Industrial Estate, an estate we know well, is located off Icknield Square in Ladywood, approximately ½ mile from Birmingham City Centre being accessed from the main A4540 Ladywood Middleway.

Description:

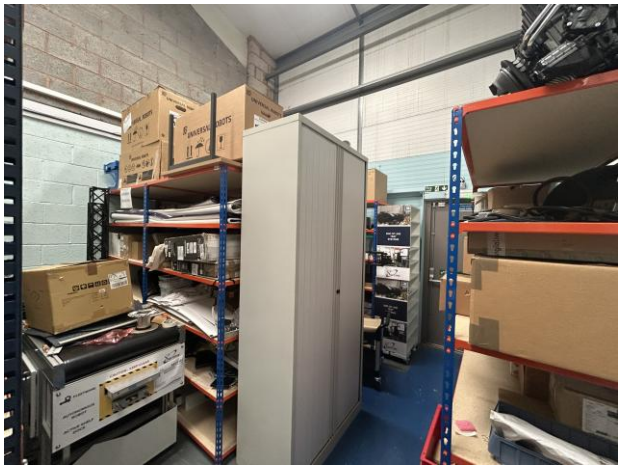
The unit is a steel portal frame end terrace unit built in c.1990. Internally, the office space comprises of a suspending ceiling with panel lighting, a manual shutter door and carpet throughout.

The eaves are approximately 5m with a max working height of 4.5m.

Externally, there are 2 car parking spaces that come with the unit.

Accommodation:

Areas	sq. m.	sq. ft.
Warehouse	56.71	610
Office	97.63	1,050
Approx. Gross Internal Area	**154.34**	**1,660**



Tenure:

The property is available freehold with vacant possession.

Price:

£250,000 exclusive

Services:

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

Business Rates:

2026 Rateable Value: £16,500



EPC:

EPC Rating: **E (104)**

Service Charge:

The landlord reserves the right to implement an estate Service Charge in relation to maintenance and up-keep of common areas and security.

Money Laundering:

The money laundering regulations require identification checks are undertaken for all parties leasing property. Before a business relationship can be formed, we will request proof of identification for the leasing entity.

Legal Costs:

Each party to bear their own legal costs incurred in any transaction.

VAT:

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

Viewing:

Strictly via sole agents:

Harris Lamb
4th Floor
4 Brindleyplace
Birmingham
B1 2LG

Tel: 0121 455 9455

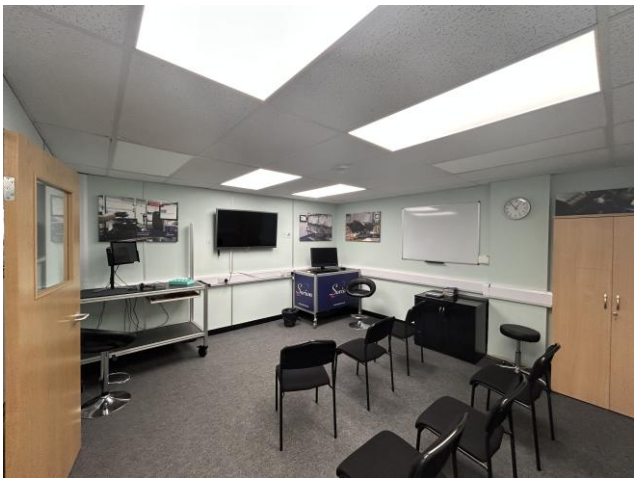
Contact: Ashley Brown
Email: ashley.brown@harrislamb.com
Mobile: 07887 503 851

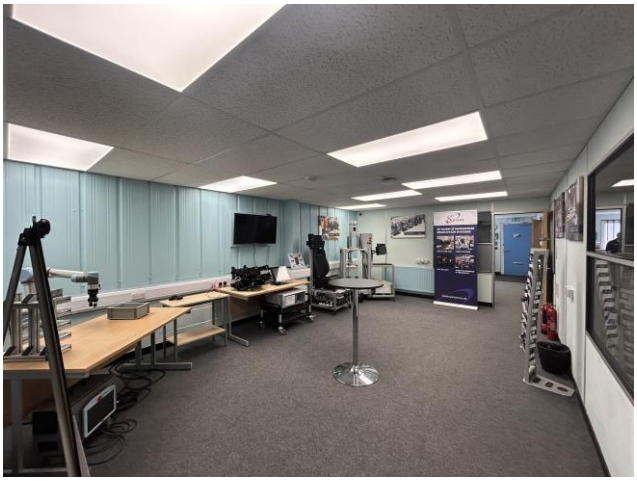
Contact: Charles D'Auncey
Email: charles.dauncey@harrislamb.com
Mobile: 07747 897 866

Ref: TBC

Date: October 2026

Subject To Contract





Harris Lamb Limited Conditions under which Particulars are issued
Messrs. Harris Lamb Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are given notice that:
(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.
(iii) no person in the employment of Messrs. Harris Lamb or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.
(iv) all rentals and prices are quoted exclusive of VAT (v) Harris Lamb is the trading name of Harris Lamb Limited.