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PROPERTY CONSULTANCY

PRELIMINARY DETAILS

TO LET

WAREHOUSE/ INDUSTRIAL UNIT

Unit A, Dartmouth Circus Industrial Estate,
Bracebridge Street, Birmingham B6 4NF



31,603 sq.ft.

2,963 sq.m.
Approx. Gross Internal Area

6m INTERNAL HEIGHT TO HAUNCH

2 GROUND LEVEL LOADING DOORS

LARGE YARD/ CAR PARK ON TOTAL SITE OF APPROX 1.9 ACRES

Location:

Bracebridge Street is accessed off the A4540 Newtown Middleway in close proximity to the A38 Aston Expressway, providing convenient access to Birmingham City Centre which is approximately 1.5 miles away. Junction 6 of the M6 Motorway is within approximately 2.5 miles, providing efficient access to the national motorway network

Description:

The property is a detached industrial/warehouse unit of steel frame construction with blockwork and metal clad elevations. Vehicle access is provided by two roller shutter doors from a large secure yard/car park. The warehouse has a minimum internal height to haunch of 6m with warehouse lighting and an external canopy. Integral two storey accommodation provides offices, stores and WC facilities.

- 6m internal height to haunch
- 2 ground level loading doors
- Two storey office / ancillary accommodation
- Large yard/car park
- Total site area of approximately 1.9 acres
- Convenient location for Birmingham City Centre and Junction 6 of the M6

Availability:

	Sq.m.	Sq.ft.
Warehouse	2,428	26,139
Ground Floor Offices/ Ancillary	229	2,468
First Floor Offices/ Ancillary	278	2,996
Total Gross Internal Area Approx.	**2,936**	**31,603**
Site Area Approx.	1.9 acres	0.77 hectares

Tenure:

The unit is available by way of a new full repairing and insuring lease for a term to be agreed.

Quoting Rent:

£316,030 per annum exclusive, subject to contract.

VAT:

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

Energy Performance Certificate:

C (70)

Rateable Value:

Rateable Value (2026): £154,000

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 contractor, solicitor or surveyor.

Legal costs:

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

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.

Viewing:

Strictly via sole agents:

Contact: **HARRIS LAMB**

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Date: November 2026

Subject To Contract

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