

TO LET

- › 6.3M Min Eaves Height
- › Integral Trade Counter
- › Fully Fitted Two Storey Offices
- › Large Yard Area with Loading Facilities
- › Car Parking and Additional Yard to the Front
- › Outside of the Clean Air Zone (CAZ)

INDUSTRIAL, TRADE COUNTER, WAREHOUSE

SOHO POOL WAY

PARK ROAD, BIRMINGHAM, B18 5JA

41,710 SQ FT ON A 3.2 ACRE SITE
MODERN STAND ALONE WAREHOUSE PREMISES



LOCATION

The property is prominently situated on Soho Pool Road in the established commercial area of Hockley, approximately 2 miles north-west of Birmingham City Centre. The location benefits from excellent connectivity, with easy access to the A41 and A4540 Middleway, providing direct routes into the city centre and surrounding areas.

Junction 6 of the M6 Motorway (Spaghetti Junction) is located approximately 3.5 miles away, offering convenient access to the national motorway network, including the M5, M42 and wider Midlands region.

The property is also well served by public transport, with regular bus services operating along Soho Road and nearby routes. Jewellery Quarter and Birmingham Snow Hill railway stations are both within easy reach, providing regional and national rail connections. Birmingham New Street Station is approximately 2.5 miles away, while Birmingham Airport and the NEC are accessible within circa 12 miles via the motorway network.

- > **Birmingham City Centre** - 2 miles
- > **M6 J6** - 3.5 miles
- > **New Street Station** - 2.5 miles
- > **Birmingham Airport & NEC** - 12 miles

PROMINENTLY SITUATED IN AN ESTABLISHED COMMERCIAL AREA

DESCRIPTION

The property comprises a detached warehouse of steel portal frame construction, purpose-built to a headquarters specification and presenting an impressive commercial profile to the front elevation, which includes:

- Internal clear height of 6.3m to eaves
- Dock loading doors
- Large private loading yard
- Integral trade counter
- Fully fitted two storey offices
- Separate, dedicated car parking (or can be used as additional yard)
- Secure fenced and gated perimeter

TERMS

The property is available to let on a new lease with length and terms to be agreed.

RATEABLE VALUE

£280,000. Based on April 2026 Valuation

ACCOMMODATION

	SQ FT	SQ M
Ground - Warehouse	36,915	3,429.52
Ground - Office	2,295	213.21
1st Floor - Office	2,500	232.26
Total	41,710	3,874.99

RENT

£399,000 per annum

VAT

Applicable





SERVICES

We understand that the property is connected to all main services including three-phase electricity, water, gas and mains drainage. The agents have not tested any services, installations or appliances and therefore cannot give any warranty as to their condition or operation. Prospective tenants/purchasers are advised to carry out their own investigations prior to entering into any commitment.

PLANNING

It is understood the property is suitable for uses falling within classes E(g) (formerly B1), B2, and B8. Interested parties are advised to make their own enquiries with Birmingham City Council.

WWW.DARBYKEYE.CO.UK

SERVICE CHARGE

n/a

POSSESSION

The property is immediately available following the completion of legal formalities.

LEGAL FEES

Each party to bear their own costs

EPC

C (71)



ANTI MONEY LAUNDERING

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

FOR VIEWINGS

**CONTACT
THE AGENTS**



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