

UNIT 7B, THE FORDROUGH, HAY MILLS, BIRMINGHAM,
B25 8DL



TO LET

GROUND FLOOR, OPEN
SPAN/PORTAL FRAMED,
INDUSTRIAL/WAREHOUSE
ACCOMMODATION

11,250 sq.ft/1,045.15 sq.m

- Electrically operated roller shutter door access.
- Apex height circa, **23ft/7.01 sq.m.**
- Forecourt, off-street loading/car parking.
- Circa, 5.5 miles from Junction 6 of the M42 Motorway, NEC and Birmingham International Airport & Railway (direct dual carriageway access – A45).
- Circa, 2 miles south east of Birmingham City Centre.



Stephens McBride Chartered Surveyors & Estate Agents
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Tel: 0121 706 7766 Fax: 0121 706 7796
www.smbsurveyors.com

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LOCATION

The Fordrough is accessed via the main Small Heath Highway/Coventry Road (A45 - Heybarnes Circus).

Birmingham City Centre is situated approximately 2 miles north west (direct dual carriageway access via Small Heath Highway).

Junction 6 of the M42 Motorway, NEC and Birmingham International Airport & Railway are located approximately 5.5 miles south east (direct dual carriageway access via main A45 – Coventry Road).

DESCRIPTION

The subject premises provides predominantly ground floor, open span/portal framed, industrial/warehouse accommodation.

Advantages include;

- Forecourt, off-street loading/car parking
- Electrically operated roller shutter door access (width **12ft/3.66 metres**, height **12ft/3.66 metres**).
- Apex height circa, **23ft/7.01 metres**.
- Three phase electrical supply (100 amp).
- Limited/ancillary office accommodation.

ACCOMMODATION

11,250 sq.ft/1,045.15 sq.m

TERM

The property is available on the basis of either, a 3 or 5 year, FRI lease agreement.

For More Information Contact:

Elliott R S Jones MSc BSc (Hons)

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RENTAL

£40,000 pax

RENTAL PAYMENTS

Quarterly in advance.

VAT

VAT is **not** applicable.

BUSINESS RATES

(April 2026)

Rateable Value : **£41,500**

Rates Payable circa, **£20,750 pa.**

MAINS SUPPLIES

The property has the advantage of a substantial, three phase electrical supply (100 amp), gas, water and drainage.

LEGAL COSTS

Each party to bear their own proper legal costs.

OCCUPATION

Immediate occupation is available on completion of all legal formalities

ANTI MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from any incoming tenant

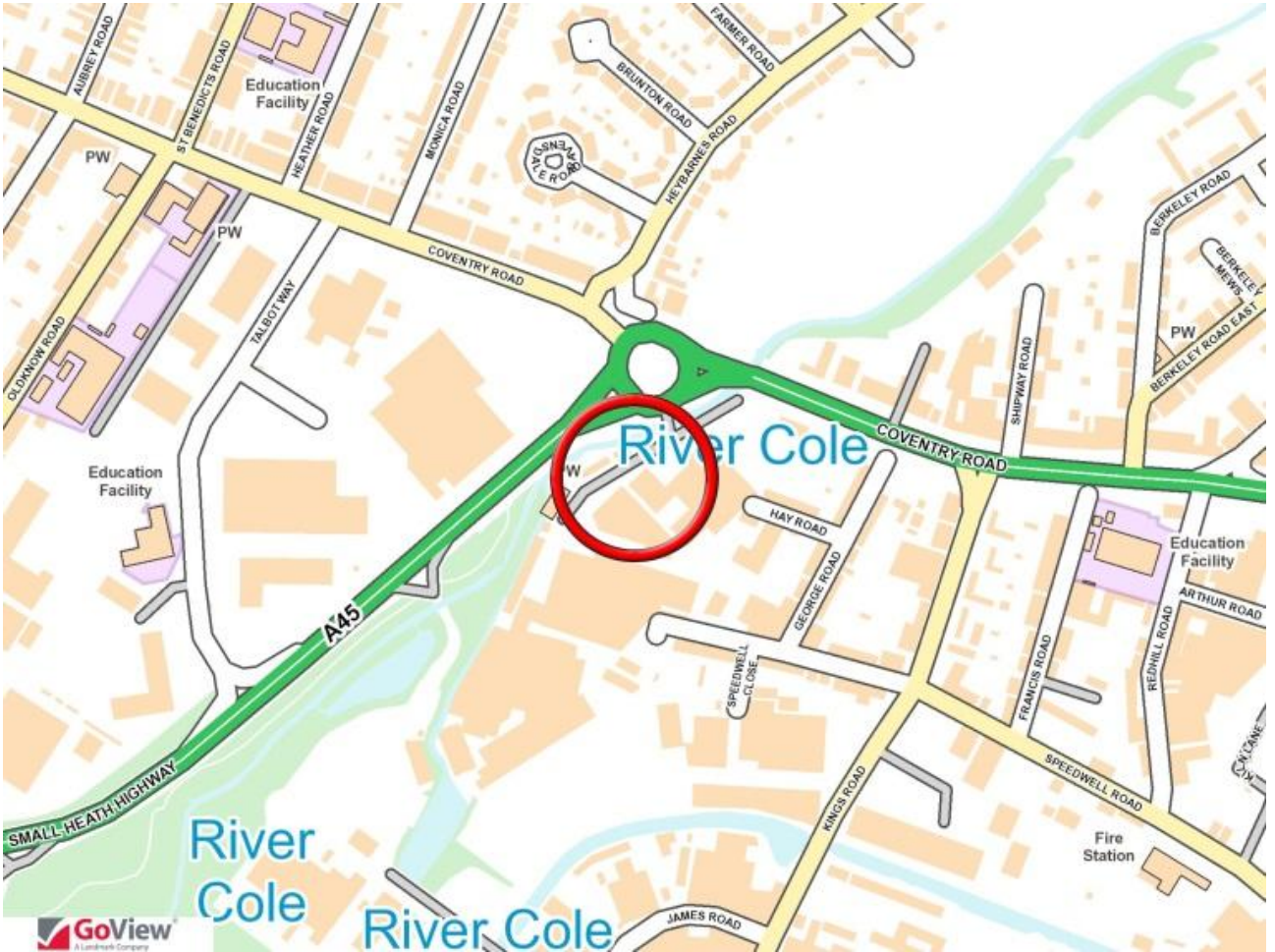
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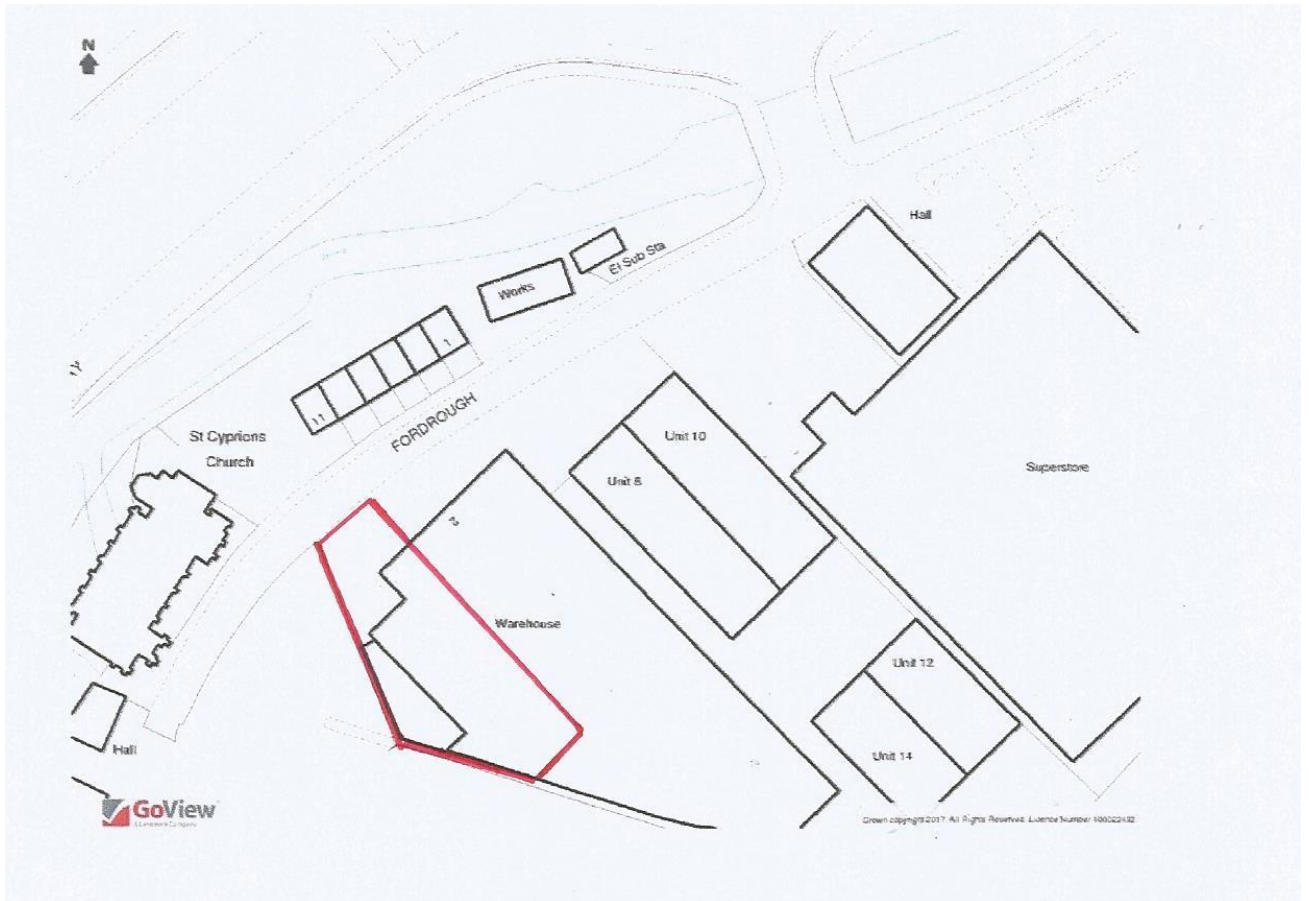
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NOTICE

STEPHENS McBRIDE - as agents for the Vendor and for themselves, give notice that:

1. These particulars do not constitute an offer, or contract, or any part thereof and none of the statements contained in the Particulars as to the property is to be relied on as a statement or representation of fact.
2. An intending Purchaser MUST satisfy himself by inspection or otherwise, as to the accuracy of the statements herein. Such statements are made in good faith but without responsibility on the part of Stephens McBride or the Vendor.
3. The Vendor does not make or give, nor is Stephens McBride or its staff authorised to make or give any representation or warranty in respect of this property.

In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.

SUBJECT TO CONTRACT

The terms Vendor and Purchaser shall where the context requires be deemed to refer to Lessor and Lessee respectively.