INDUSTRIAL, WAREHOUSE | TO LET

VIEW ONLINE



UNITS 3-8 WITTON PARK INDUSTRIAL ESTATE, BIRMINGHAM, B6 7EE

5,294 TO 33,153 SQ FT (491.83 TO 3,080.01 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Prominent Self Contained Industrial Facility with Secure Yard

- Self Contained Site of 1.3 Acres - Low Site Coverage of 58.6%
- Excellent Communication Links - Close Proximity to A38, A38(M) and J6 M6
- Steel Portal Frame Construction
- Level Loading To Each Unit
- Freestanding Overhead Cranes
- Potential to Split





SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

DESCRIPTION

The estate comprises six industrial units split into two terraces of two units and four units respectively, arranged in an “L” shape either side of a central yard.

The units are of steel portal frame construction, with brick and metal profile clad elevations under a cement sheet roof incorporating
translucent roof lights.

Eaves height ranges from 4.6m to 5.0m. Each unit benefits from a single ground level roller shutter door and a shared tarmacadam surfaced parking area, with 33 marked spaces in total, situated to the front of each unit.

The site is secured by a metal sliding gate accessed off Bickford Road.





SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

LOCATION

Witton is an established industrial and logistics location on the fringe of Birmingham city centre, at the heart of the UK's central logistics network, approximately 4.0 miles north of Birmingham City Centre.

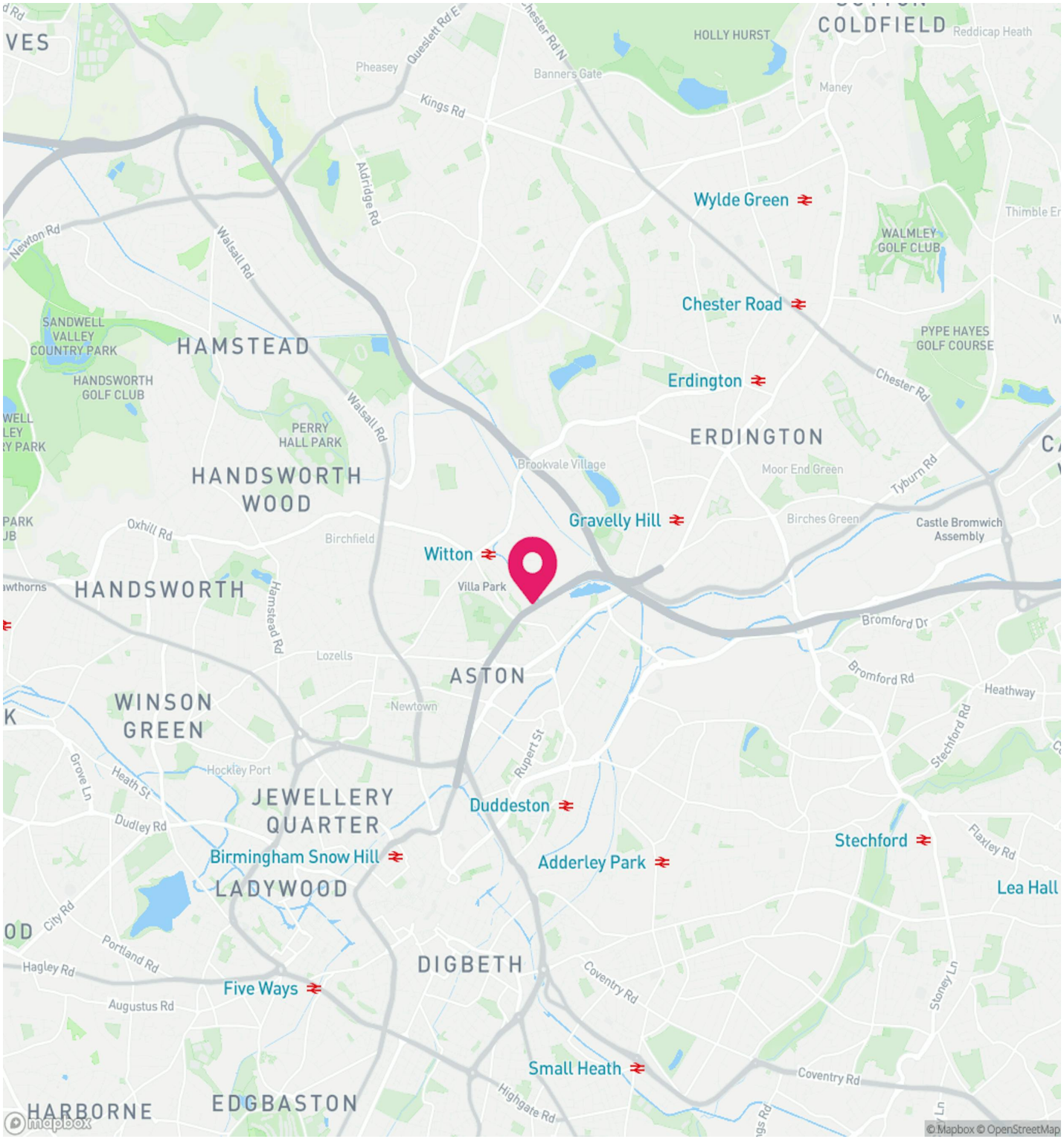
The estate benefits from unrivalled access to the national motorway network, bound by the A38, Spaghetti Junction, providing direct access to Junction 6 of the M6 motorway and the A38(M), connecting the property to the wider motorway network.

The majority of industrial premises in Witton are concentrated in close proximity to the subject property, including established estates such as Electra Park, Junction Six Industrial Estate & Holford Industrial Estate.

The property is situated on Bickford Road, close to the established business location known as 'the Hub', and approximately 0.5 miles east of Witton railway station, which provides a direct link to Birmingham New Street in around 10 minutes.

The estate is in an established industrial location, with a number of national occupiers in close proximity, including Kitchen Craft, TNT, Matthew Clark, Iron Mountain.

SIDDALLJONES.COM




surface
technologies
salberts



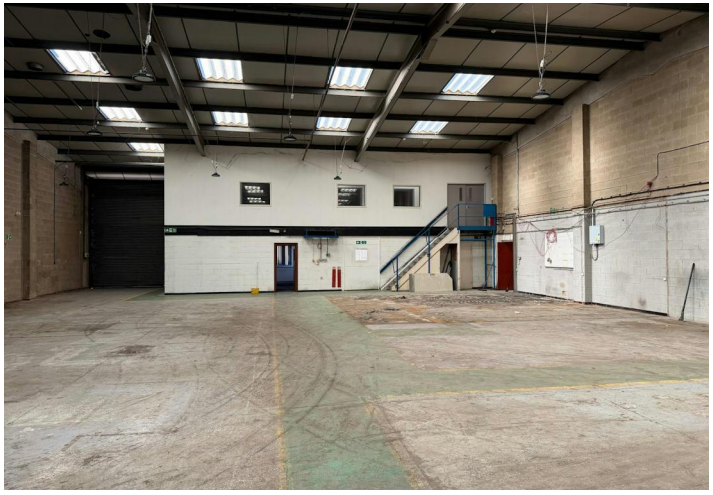
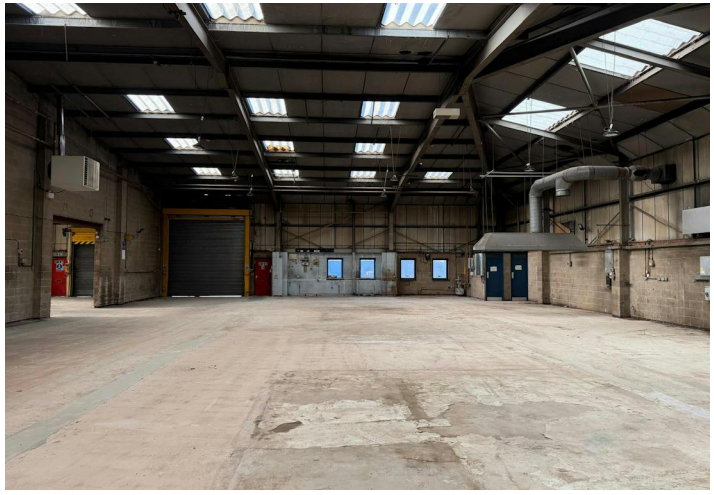











SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

AVAILABILITY

Name	sq ft	sq m	Rent	Availability
Unit - Unit 3	5,294	491.83	£42,352 /annum	Available
Unit - Unit 4	5,310	493.32	£42,480 /annum	Available
Unit - Unit 5	5,597	519.98	£44,776 /annum	Available
Unit - Unit 6-8	16,952	1,574.89	£135,616 /annum	Available
Total	**33,153**	**3,080.02**		

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

PLANNING USE

We understand the property has planning under Use Classes B2 (General Industrial) and B8 (Storage and Distribution). We advise all occupiers to satisfy themselves that the correct planning is in place for their intended occupational use.

SERVICES

We understand all mains services are connected to the property. The agents have not tested the services and advise all interested parties to make their own enquiries regarding the suitability of the apparatus for their intended use.

ACCOMMODATION/ RENTAL

Unit 3 - 5,294 sq ft - £42,352 per annum
Unit 4 - 5,310 sq ft - £42,480 per annum
Unit 5 - 5,597 sq ft - £44,776 per annum
Unit 6-8 - 16,952 sq ft - £135,616 per annum

SERVICE CHARGE

n/a

RATEABLE VALUE

£153,000. Based on April 2026 Valuation

VAT

Applicable

LEGAL FEES

Each party to bear their own costs

POSSESSION

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

POSSIBLE USE CLASSES

Class B2 - General Industrial, Class B8 - Storage or Distribution

EPC

D (91)

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT



Edward Siddall-Jones
0121 638 0500
edward@siddalljones.com

The above information contained within this brochure is subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 29/10/2026

SIDDALL JONES

COMMERCIAL PROPERTY CONSULTANCY

SIDDALLJONES.COM