



Unit 2E, Warstock Road , Birmingham B14 4ST

TO LET

Prime Trade Counter Unit

**5,375 Sq Ft
(499 Sq M)**

DESCRIPTION

The property offers a prime trade counter unit situated on the Greenlight Kings Heath development. The unit benefits from fit out including trade counter and welfare facilities.

Greenlight Kings Heath is a new & impressive sustainable urban-logistics development. Established leading brands already on-site include Screwfix, Howdens, Gap Plastics, and McDonald's. The unit is highly sustainable with BREEAM Excellent and EPC A+.

- ✔ 1 Electric Level Access Door
- ✔ 6.5m Eaves Height
- ✔ 1 EV Charging Space Per Unit
- ✔ 30 Kn/sqm Floor Loading
- ✔ Dedicated Car Parking
- ✔ 3 Phase Power supply



LOCATION

Situated north of Warstock Road in Kings Heath, just off the A435 Alcester Road, the site is approximately 7 miles south of Birmingham City Centre and around 5 miles north of Junction 3 of the M42 Motorway.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Total	5,375	499

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

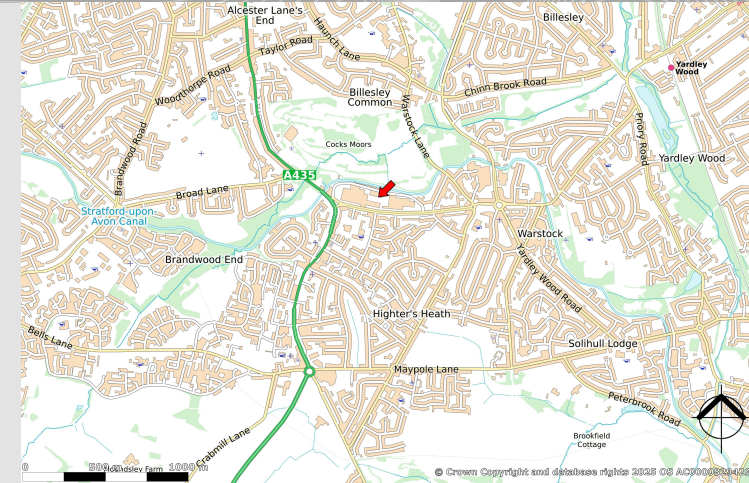
For business rating information please visit the Valuation Office Agency website www.vo.a.gov.uk.

TERMS

The property is available via sublease or assignment.

EPC

A+



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Regulated by RICS 25-Nov-2025

VIEWING & FURTHER INFORMATION

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