

3, Granby Business Park, Birmingham  
OTJ

SHEPHERD  
COMMERCIAL

Unit 3, Granby Business Park, Birmingham, B33 0TJ



## FOR SALE

1,555 SQ FT  
(144.46 SQ M)

OFFERS IN THE REGION OF £215,000

A 1,555sqft light industrial unit equipped with two car parking spaces situated in Garretts Green.

- Air-Conditioning
- Two Car Parking Spaces
- 125 Year Long Leasehold (88.5 Remain)
- Roller Shutter Access
- Kitchen and WC

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## Summary

Available Size	1,555 sq ft / 144.46 sq m
Price	Offers in the region of £215,000
Service Charge	N/A
Car Parking	Two car parking spaces
Estate Charge	N/A
EPC	D

## Description

Unit 3, Granby Industrial Park, Garrets Green, is a modern mid-terrace light industrial unit of steel portal frame construction, incorporating a brick-faced front elevation with profile metal cladding above beneath a shallow mono-pitched roof. The unit benefits from a full-height electric roller shutter door providing vehicular loading access, together with a separate pedestrian entrance leading to ancillary office accommodation arranged over two levels. Internally, the property offers predominantly open-plan warehouse space with good eaves height, solid concrete flooring and strip lighting, alongside partitioned offices, kitchenette and WC facilities. Externally, the unit fronts a well-established industrial estate with shared forecourt loading and parking, and enjoys convenient access to the A45 (Coventry Road)

## Location

Unit 3, Granby Industrial Park, Garrets Green, B33 0TJ occupies an established and accessible industrial location within the eastern fringe of Birmingham. The estate is situated off Granby Avenue and Garrets Green Lane, forming part of a well-regarded cluster of modern light industrial and warehouse units catering predominantly to SME occupiers.

The property benefits from excellent road connectivity, with the A45 (Coventry Road) located approximately 1.5 miles to the south, providing direct access to Birmingham city centre and Coventry, while Junction 6 of the M42 is approximately 5 miles distant, offering wider regional and national motorway access. Birmingham Airport, the NEC and Birmingham International rail station are all within close proximity. Local bus routes serve the surrounding area, providing public transport links for staff, making the location well suited to trade, industrial and distribution occupiers.

## Specification

The property (WM555956) is held on a long leasehold title from Birmingham City Council of 125 years. 88.5 years remain.

## Viewings

Strictly by appointment with Shepherd Commercial



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