



**KINGPIN**

**INDUSTRIAL PARK**

TYSELEY B11 2DG

 [cloak.brings.aspect](https://cloak.brings.aspect)

**To let** Unit 3  
**Industrial warehouse**  
**with offices**  
**Available now**

**120,595 sq ft** (11,203.50 sq m)



- Power 935 kVA
- 12m clear internal height
- 2 level access doors
- 10 dock level doors
- Secure 50m yard

## Location

Kingpin Industrial Park is a 13 acre development, accessed off Wharfdale Road via the main A41 Warwick Road and A45 Coventry Road within the Tyseley area of Birmingham approximately 4 miles South East of the City Centre.

Tyseley is a well established industrial area within Birmingham. It benefits from an excellent labour pool and good transport links.

## Description

Unit 3, Kingpin Industrial Park offers modern industrial accommodation with nearby occupiers including Sertec, SIG and Grayson.

Wharfdale Road provides easy access to the Coventry Road (A45) and Stratford Road (A34) in turn linking to Junctions 4, 5 and 6 of the M42, with Junction 6 M6 being 6.5 miles distant.

Birmingham Airport and Train Station are approximately 5 miles away with Tyseley Train Station within walking distance of the site.



## Local amenities include



Specification

Unit 3 comprises:

Warehouse

- Single Storey steel portal framed building
- 50kN m2 floor loading
- Power 935 kVA
- 12m clear internal height
- 2 level access doors
- 10 dock level doors
- 24/7 access

Offices

- Two storey
- Double glazing
- Raised floors
- Suspended ceilings
- Recessed lighting

External

- Secure 50m yard
- 171 parking spaces
- Cycle and motorcycle parking
- EV Charging

Terms

The building is immediately available on a new full repairing and insuring lease on terms to be agreed.

Rent

Upon application.

Rateable Value

The current rateable value for Unit 3 Kingpin Industrial Park is £890,000 (from 1 April 2026).

EPC

A (23).

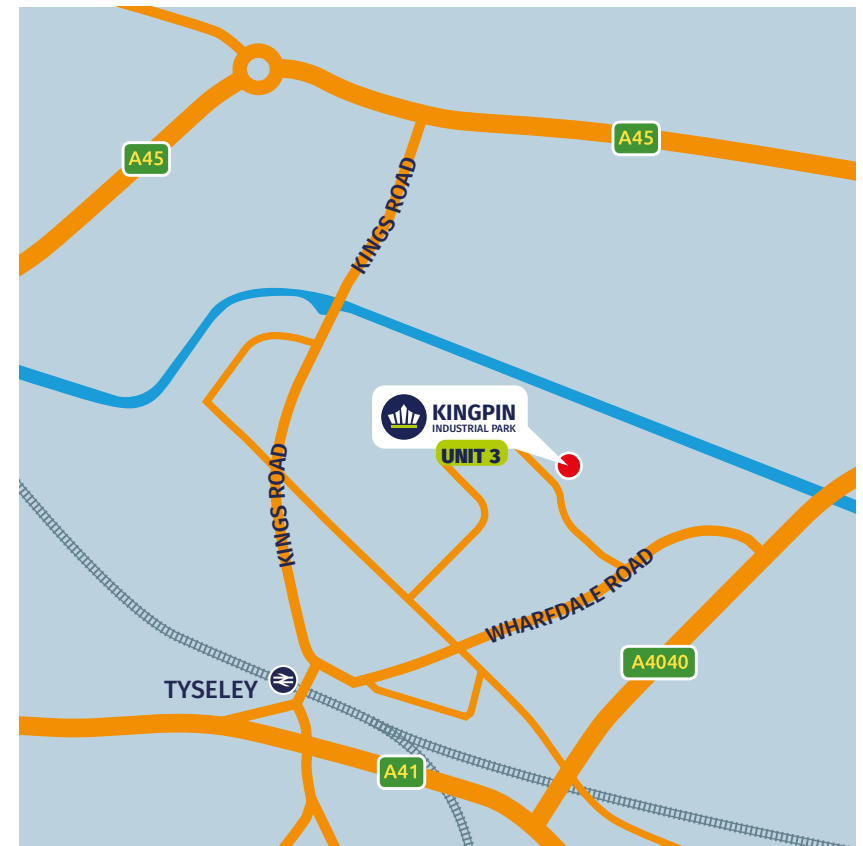


UNIT 3



|              | sq ft   | sq m     |
|--------------|---------|----------|
| Ground Floor | 111,271 | 10,337.3 |
| First Floor  | 9,324   | 866.2    |
| TOTAL        | 120,595 | 11,203.5 |

Measured on a GIA basis



## Well connected

| Road | Junction | Distance         |
|------|----------|------------------|
| M42  | 5        | 5.5 miles approx |
| M42  | 6        | 6.2 miles approx |
| M42  | 4        | 6.5 miles approx |
| M6   | 6        | 6.1 miles approx |
| M5   | 2        | 9.8 miles approx |

## Drive times

|                             |                    |
|-----------------------------|--------------------|
| Tyseley Train Station       | 2 mins (0.5 miles) |
| JLR Solihull Factory        | 17 mins (4 miles)  |
| JLR Castle Bromwich Factory | 25 mins (6 miles)  |

## For further information



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