



**Unit 3 Pennine Way
Saltley Business Park
Birmingham
B8 1JW**

**Detached Warehouse with Offices and Yard
51,853 SqFt (4,817.19 SqM)**

- Detached and on self-contained site.
- Established Birmingham industrial location.
- Excellent motorway connectivity.
- Secure yard area.
- Additional open storage is available.
- 24/7 manned security.

LOCATION

Saltley Business Park is a strategically located industrial and warehousing estate in Birmingham, situated approximately two miles northeast of Birmingham City Centre. The property benefits from excellent connectivity via Heartlands Parkway (A47), which provides direct access to Junction 6 of the M6 (Spaghetti Junction) around one mile away, and Junction 5 of the M6 approximately four miles distant, making it highly accessible for logistics and distribution operations.

DESCRIPTION

The property comprises a detached industrial/warehouse building set within a self-contained site, incorporating integrated office accommodation arranged over two floors. The warehouse is of portal frame construction, featuring part brick and part steel-clad elevations beneath a steel-clad roof with translucent roof panels.

The warehouse is serviced by three level access loading doors and benefits from a specification that includes LED strip lighting, a minimum eaves height of 5.75 metres.

The office accommodation is positioned over ground and first floors, with the ground floor offices offering flexibility for alternative industrial use if required.

Externally, the property benefits from a secure, gated yard area and a substantial parking provision, estimated at between 50-60 spaces.

ACCOMMODATION

The property has been measured on a gross internal area basis and provides the following accommodation:

UNIT	SQ M	SQ FT
Ground Floor Warehouse	4,367.2	47,009
Ground & First Floor Offices	449.99	4,844
Total	4,817.19	51,853

BUSINESS RATES

The current rateable value (1 April 2026 to present) is £270,000. Occupiers should make their own enquiries regarding the exact rates payable.

TERMS

The property is available until and including Q1 2028 . Please apply to the agents for quoting rent.

SERVICES

The prospective occupier to make their own enquiries in respect of the availability and capacity of services

PLANNING USE

The most recent use of the property was for that of storage and distribution.

EPC

An EPC has been commissioned and the certificate is awaited

ANTI MONEY LAUNDERING

In line with statutory requirements prospective buyers will need to complete standard anti money laundering checks at the time of agreement of heads of terms.

VIEWINGS

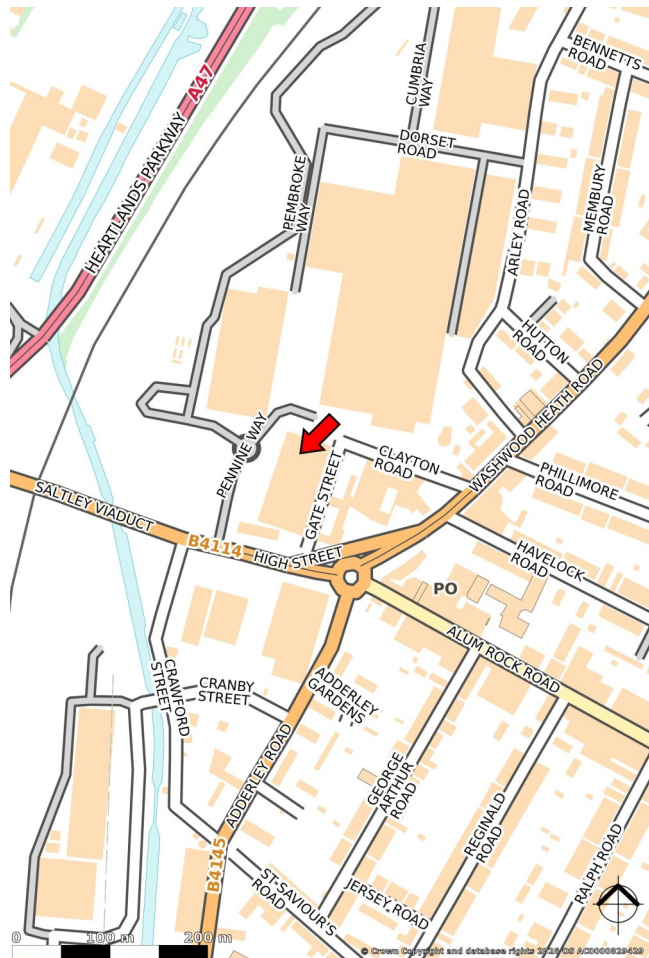
Viewings can be arranged by prior appointment with Carter Jonas

LEGAL COSTS

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

SUBJECT TO CONTRACT





For Identification Purposes Only

FURTHER INFORMATION

Should you require further information please contact:

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IMPORTANT INFORMATION

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June 2026

Carter Jonas