



Barlow Drive

West Bromwich | B70 6BG

Directly adjacent to M5 Junction 1

Large surfaced yard

Includes offices

New lease available

TO LET

INDUSTRIAL / WAREHOUSE

31,695 sq ft





DESCRIPTION

The premises comprise interconnecting warehouse bays, office accommodation and a secure yard.

Warehouse No. 1 comprises two bays of brick and profiled sheet construction. Access is provided via two roller shutter doors leading into a sunken loading bay, together with an additional adjoining roller shutter door. The warehouse provides an approximate height to the underside of haunch of 4.45m (14 ft 7 in).

Warehouse No. 2 is of steel portal frame construction with brick/blockwork and profiled metal sheet elevations beneath a pitched profiled metal sheet roof. Access is via a large roller shutter door measuring approximately 7.15m wide by 5.3m high. The warehouse benefits from an approximate height to the underside of haunch of 6.28m (21 ft 9 in).

The office accommodation, which is predominantly arranged over two storeys, benefits from UPVC double-glazed windows and comprises a mixture of private offices and open-plan offices at first-floor level. The ground floor is currently utilised primarily for warehouse and packing operations, with direct access to Warehouse No. 1.

Externally, the property benefits from a secure, gated yard with a concrete surface.





ACCOMMODATION

	Sq Ft	Sq M
Warehouse No. 1	15,110	1,404.26
Warehouse No. 2	11,236	1,044.24
Ground floor packing area etc	3,205	297.90
First floor offices	2,144	199.29
TOTAL (GIA)	31,695	2,945.69

Services

All mains services are connected. The offices include panel radiators fed by a gas fired central heating boiler.

Lease Terms

Available with the benefit of a new lease for a term to be agreed on full repairing and insuring terms.





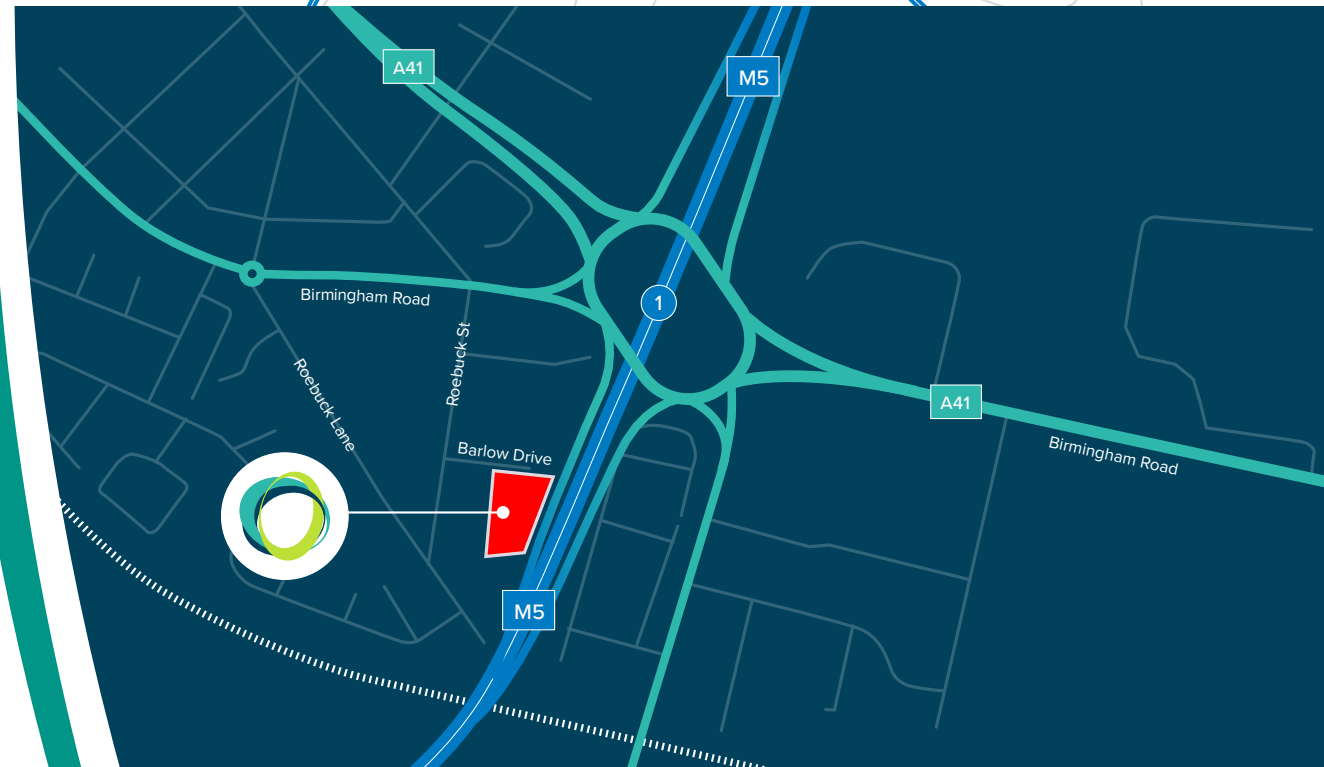
LOCATION

Strategically positioned in the heart of the West Midlands logistics market, the property benefits from immediate access to Junction 1 of the M5, located approximately 800 yards away.

Situated at the end of Barlow Drive, a cul-de-sac accessed via Roebuck Lane, the site offers excellent connectivity to the national motorway network, providing efficient links to the M6, M42 and wider Midlands region.

Its central location enables rapid distribution to major population centres across the UK, making it an ideal base for warehousing, logistics and last-mile delivery operations.

	M5 (Junction 1)	0.5 miles
	West Bromwich	1.4 miles
	M6 (Junction 8)	3.8 miles
	Birmingham City Centre	6 miles
	Birmingham Airport	20 miles
	M1 (Junction 19)	40 miles
	Manchester	83 miles
	London	131 miles







INFORMATION

Rent

£270,000 per annum exclusive.

V.A.T

V.A.T. will be levied on the rent etc.

Rating Assessment

Rateable Value: £97,500.

U.B.R. - 48p in the £ (2026/2027).

Fixtures & Fittings

All usual tenants fixtures and fittings and those not mentioned in these particulars are expressly excluded from the letting.

Energy Performance Certificate

EPC Rating - C.

Viewing

Strictly via the joint sole agents:



www.sellers-surveyors.co.uk

01384-456789

Matthew Pearcey

07764 269 803

matthewpearcey@sellers-surveyors.co.uk



Sara Garratt

07876 898 280

sara.garratt@harrislamb.com

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