



Unit 1, Birkdale Avenue
Selly Oak, Birmingham, B29 6UB

**Freehold Detached Factory /
Warehouse Unit**

10,827 sq ft
(1,005.86 sq m)

- Freehold
- Two-Storey Offices
- Available December 2025
- Suitable for Owner Occupiers
- Prominent Location
- Good Loading

Summary

Available Size	10,827 sq ft
Price	£925,000
Rateable Value	£49,500
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Location

The property is located on Birkdale Avenue, within the established industrial and commercial area of Selly Oak, Birmingham. Selly Oak is situated around 4 miles south-west of Birmingham city centre, benefitting from excellent road and public transport links.

Birkdale Avenue connects with the A38 Bristol Road, a major arterial route providing direct access into Birmingham city centre to the north and the A38(M)/A38(M) Aston Expressway, linking to the wider motorway network. Junction 2 of the M42 motorway is approximately 6 miles to the south, offering convenient access to the M5, M6 and Birmingham Airport.

The surrounding area is a mix of industrial, commercial and residential uses, with nearby occupiers including trade counter operators, local businesses and service providers. Selly Oak retail centre is also within close proximity, providing a range of amenities.

Description

The property comprises a single-storey factory with two-storey offices to the front elevation, situated on a self-contained site with on-site parking.

Factory: Constructed of steel frame with block elevations, the accommodation includes fluorescent lighting, oil-fired warm air blower, concrete floor, and an eaves height of 2.9m. Access is provided via a double wooden loading door to the front elevation. To the rear, there is an inter-connecting brick-built flat roof extension providing additional space.

Offices: Arranged over two floors beneath a flat felted roof, the offices provide a reception and small office at ground floor level, together with ladies and gents WCs and further office accommodation at first floor. The offices are fitted with fluorescent lighting.

Externally: The property benefits from a dedicated car park with approximately 15 spaces.

Tenure

Freehold

Asking Price

£925,000 (+VAT)

Viewing

Strictly by appointment with our office on 01527 584 242.



Viewing & Further Information



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