

FOR SALE

FIRSWOOD HOUSE  
**INDUSTRIAL UNIT**  
WITH OPEN STORAGE LAND

14,155 sq ft  
(1,315.04 sq m)

Site area  
0.53 acres



Firswood Road  
Garrets Green  
Sheldon  
Birmingham B33 OTD

**BROMWICH**  
**ARDY**  
024 7630 8900  
[www.bromwichhardy.com](http://www.bromwichhardy.com)

14,155 sq ft concrete framed Industrial / warehouse unit, ideally suited for storage and distribution

Spread across three titles  
WM8499, WM,172238,  
WM306804

Unconditional offers in the region  
of £555,000 for the long leasehold  
sale **with 22 years remaining**



 Office Space  
Two storey  
accommodation

 Great Location  
Close to  
J6 M42 & J5 M6

 Parking  
Ample designated  
car parking spaces

 Power Supply  
Three phase  
electric on site

 Office Climate  
Central heating  
Air conditioning

 Access  
One roller  
shutter door

 Yard  
Secure  
gated yard



### Ground Floor

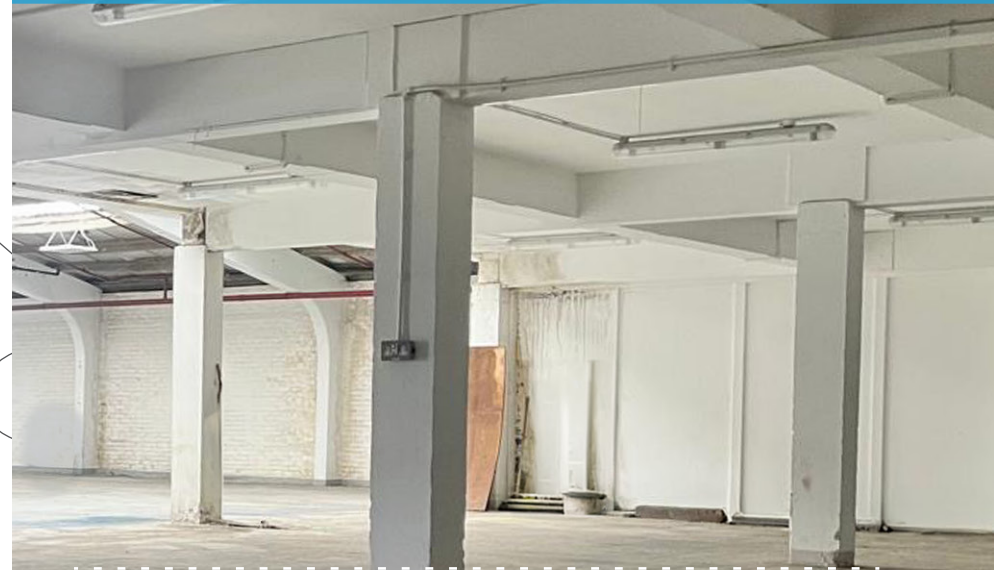
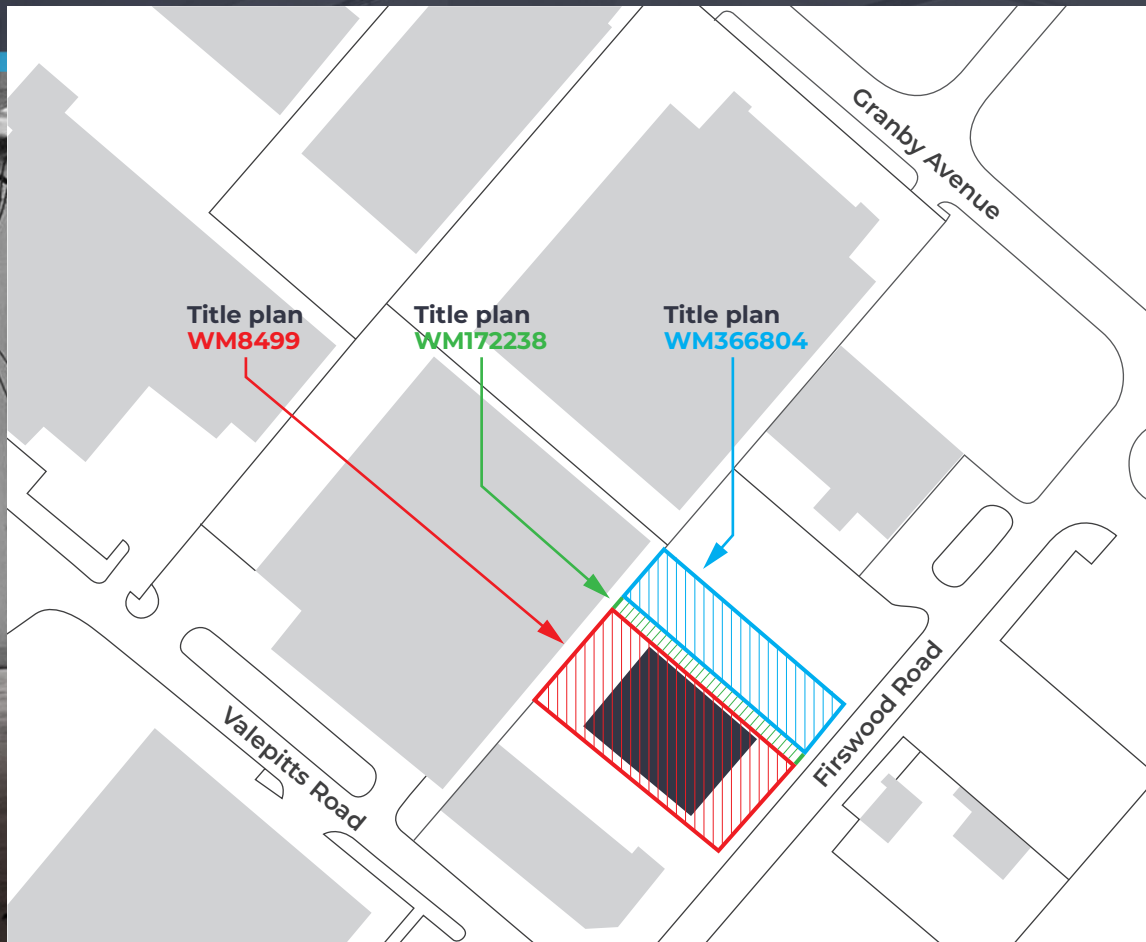


### First Floor



The property is situated on Firwood Road within Garrets Green industrial area, approximately 4 miles from Birmingham City Centre

Situated roughly 5 miles from Junction 6 of the M42, the NEC and Birmingham International Train Station offering great connectivity.



#### TERMS

The property is held by way of a long leasehold interest granted by Birmingham City Council for a term of 75 years from 10th October 1973, at a current ground rent of £19,300 per annum, without further review. There are therefore over 22 years remaining on the lease. Please note that only unconditional offers will be considered.

## FURTHER INFORMATION

### BUSINESS RATES

Rateable Value: £70,000  
Rates Payable: £33,600  
from 1st April 2026

### EPC

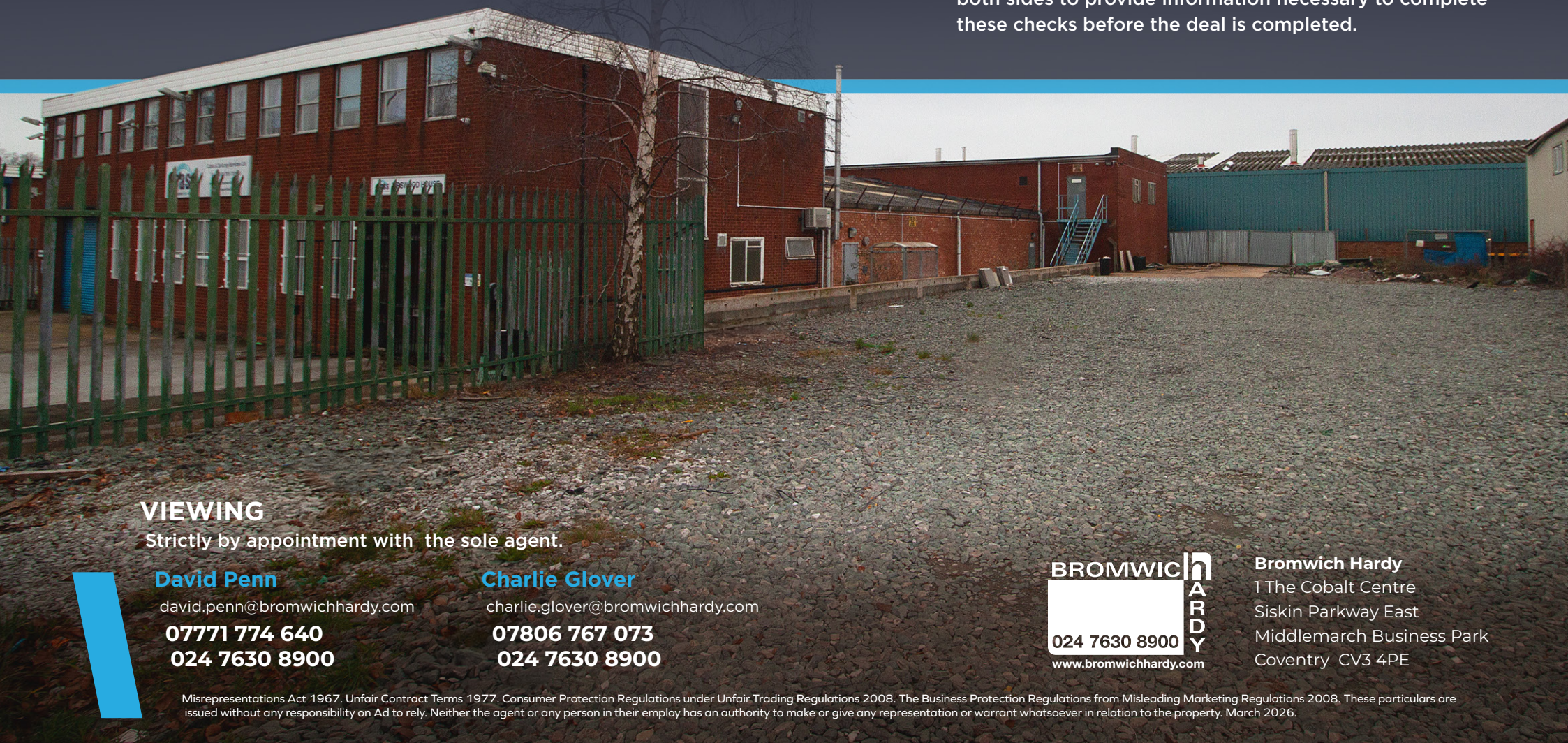
To be assessed. A copy of the of the certificate will be available upon request

### LEGAL COST

Each party are to bear their own legal costs.

### ANTI MONEY LAUNDERING

To comply with our legal responsibilities for AntiMoney Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed.



### VIEWING

Strictly by appointment with the sole agent.

#### David Penn

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**024 7630 8900**

#### Charlie Glover

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**Bromwich Hardy**  
1 The Cobalt Centre  
Siskin Parkway East  
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Coventry CV3 4PE

Misrepresentations Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008. These particulars are issued without any responsibility on Ad to rely. Neither the agent or any person in their employ has an authority to make or give any representation or warrant whatsoever in relation to the property. March 2026.