

AVAILABLE OCTOBER 2026

New industrial /  
warehouse / trade units

4,500 sq ft  
to 13,292 sq ft

 CLIFTON  
TRADE BATHROOMS

 C E F

TO LET

# Garretts Green Trade Park

Garretts Green Lane, Birmingham B33 0UB

A development by  
**Coltham**

# Urban logistics **Birmingham**



**BREEAM**  
Excellent



**EPC A+**



**Secure**  
Estate



**10% roof**  
lighting



**PV Panels**  
Installed



**Extremely**  
Prominent  
Location



**EV**  
Charging



**Net Zero**  
Carbon  
Operations  
Enabled



**Low Air**  
Permeability



**Highly Efficient**  
Thermal Envelope



**Cycle**  
Parking





BIRMINGHAM CITY CENTRE

SWAN SHOPPING CENTRE

GARRETTS GREEN LANE

SHELDON HEATH ROAD

KENTS MOAT RECREATION GROUND

LEA HALL ROAD

MEADWAY

KWIKFIT

McDONALDS

SHELDON HEATH ROAD

**GARRETTS GREEN  
TRADE PARK**

OUTMORE ROAD

GARRETTS GREEN LANE

SAFESTORE SELF STORAGE

HOWDENS

SPACESTATION

TARMAC GARRETTS

DVSA DRIVING TEST CENTRE

# The perfect **location** with great connections



Birmingham Airport	<b>5 miles</b>
East Midlands Airport	<b>36 miles</b>
Manchester Airport	<b>83 miles</b>
Heathrow	<b>105 miles</b>

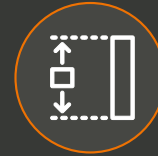
Birmingham International	<b>16 mins</b>
New Street Station	<b>20 mins</b>
London Euston	<b>106 mins</b>
Manchester Piccadilly	<b>124 mins</b>

M6 Jcn 5	<b>10 mins</b>
M42 Jcn 6	<b>14 mins</b>
M42 Jcn 7	<b>17 mins</b>
Birmingham City Centre	<b>22 mins</b>

Travel times and distances courtesy of Google Maps.



# Specification



6.5m eaves height (units 1-4) 8.5m eaves height (units 5 & 6)



First floor for storage or fitting out as office space (units 5 & 6)



35 KN floor loading



Dedicated car parking



2 EV Charging spaces per unit



Ability to combine units



3 phase power



Secure site



Electric loading doors



24/7 access and use

## Schedule of Accommodation

	Warehouse/ Production Area	First Floor	Total	Car Parking Spaces
Unit 1 Let to CEF	371.6 sq m / 4,000 sq ft	N/A	371.6 sq m / 4,000 sq ft	10
Unit 2	418.1 sq m / 4,500 sq ft	N/A	418.1 sq m / 4,500 sq ft	8
Unit 3 Let to Clifton Trade Bathrooms	418.1 sq m / 4,500 sq ft	N/A	418.1 sq m / 4,500 sq ft	8
Unit 4	557.4 sq m / 6,000 sq ft	N/A	557.4 sq m / 6,000 sq ft	12
Unit 5	412.7 sq m / 4,442 sq ft	120.6 sq m / 1,298 sq ft	533.3 sq m / 5,740 sq ft	8
Unit 6	542.9 sq m / 5,844 sq ft	158.6 sq m / 1,707 sq ft	701.6 sq m / 7,552 sq ft	11
<b>TOTAL</b>	<b>2,721 sq m / 29,286 sq ft</b>	<b>279 sq m / 3,005 sq ft</b>	<b>3,000 sq m / 32,292 sq ft</b>	

# Garretts Green Trade Park



before.famous.shed

## Planning use

Full details of consented scheme can be found under application number 2023/03006/PA. Permitted uses B8 (storage and distribution), B2 (general industry), E(g)(ii) & E(g)(iii) (commercial, business and service).

## Website

[www.garrettsgreentradepark.co.uk](http://www.garrettsgreentradepark.co.uk)

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