



# FOR SALE

Bond Wolfe  
**bw**



**A Strategic, Prominent Industrial Facility And Yard With  
Potential For Redevelopment (STP)**

74-77 & 83-85 Warwick Street, Digbeth, Birmingham B12 0NH

OFFERS BASED ON:  
**£3,500,000**

## KEY FEATURES

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**Substantial site comprising warehousing, offices and storage yard.**

**Situated at the heart of Digbeth, one of Birmingham's most established industrial districts and a rapidly emerging residential quarter**

**Easy walking distance of Birmingham City Centre and a 10-minute walk from the Bullring shopping centre**

**Site area – 0.75 acre or thereabouts with potential for additional site assembly**

**Site comprises 20,812 sq. ft ( 1,934.20 sq m) of warehouse & offices with a 0.25 acre storage yard**

**Freehold**

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**Guide Price: Offers based on £3,500,000**



## LOCATION

The property is prominently located in the heart of Digbeth, one of Birmingham's most established industrial districts and a rapidly emerging residential quarter.

It sits within easy walking distance of Birmingham City Centre, approximately 0.5 miles away, and is around a 10-minute walk from the Bullring shopping centre.

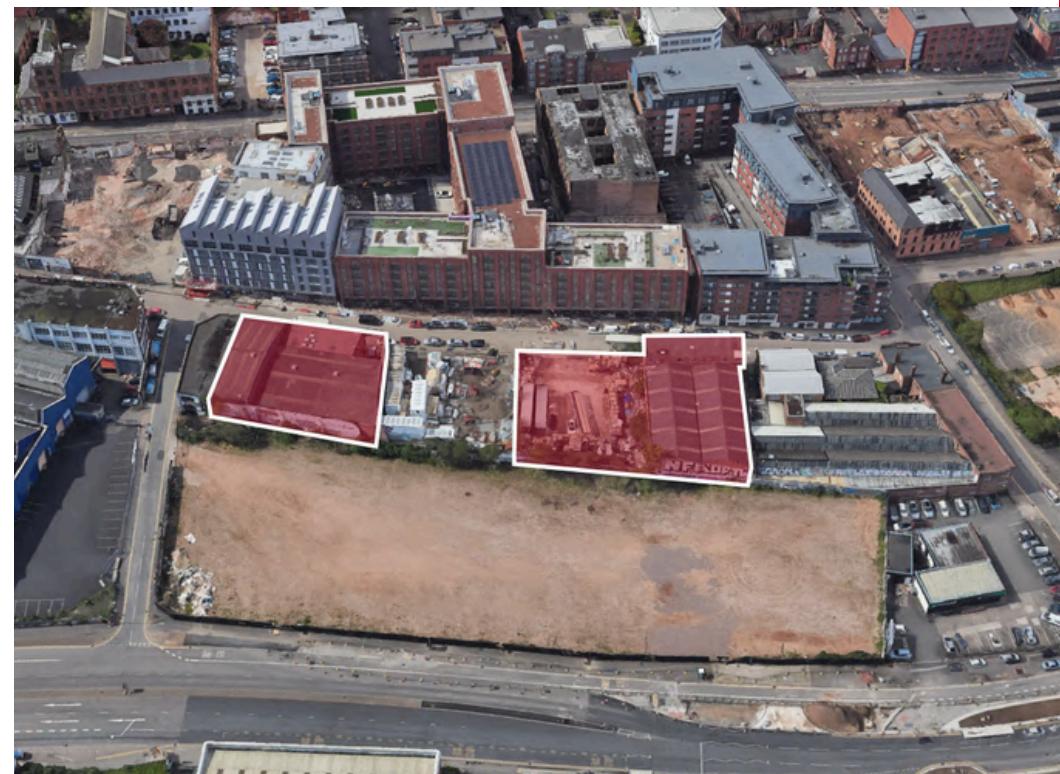
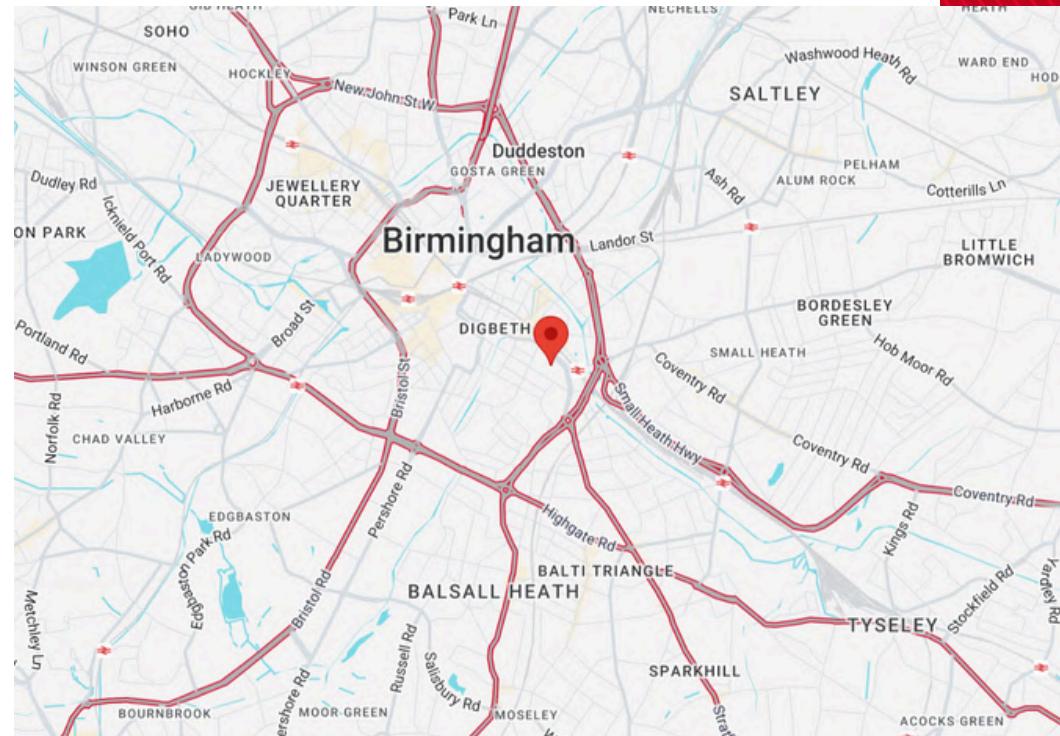
Both Birmingham New Street Railway Station and Birmingham Moor Street Railway Station are located within one mile (1.6 km) northwest, offering direct and frequent train services to major UK cities including Bristol, Cardiff, Edinburgh, London, Liverpool and Manchester.

The properties benefit from quick access to the main arterial routes, including the A41 Digbeth High Street, the Middleway (A4540) and the wider Midlands motorway network via the A38(M) and M6.

Multiple bus stops are within walking distance, including Cheapside, Bradford Street and Ravenhurst Street, located within circa 100, 120 and 320 meters, respectively.

The closest Midland Metro tram stops are Corporation Street and Bull Street, both situated around a mile (1.6 km) northwest, offering connections across Birmingham and the wider West Midlands.

From 2026, Digbeth will have direct access to the tram network, with the closest tram stop being located on Digbeth High Street, approximately 0.4 miles (0.6 km) away. The property is close to a range of amenities, including the Custard Factory, which offers restaurants, bars, and shops. Located in Digbeth, Birmingham's creative quarter, the area features businesses and venues such as Fazeley Studios and The Bond. Popular spots such as The Old Crown, The Night Owl, and Golf Fang provide entertainment and leisure options for residents and visitors.



## DESCRIPTION

The opportunity comprises three parcels across 0.75 acre or thereabouts with potential to increase by a further 0.4 acre via acquisition of neighbouring sites.

### 74-77 Warwick Street

Comprising 10,662 sq ft ( 990.89 sq m) over ground and first floor. The ground floor comprises an open plan warehouse of 8,805 sq ft ( 818.30 sq m) with additional reception/entrance, offices and staff room. To the first floor there is 1,178 sq ft of ancillary/storage accommodation.

### 83-85 Warwick Street

Comprising 10,150 sq ft ( 943.30 sq m) over ground and first floors. The ground floor comprises a warehouse of 8,252 sq ft with two full height roller shutters and three phase electric. The ground floor is completed by way of kitchen and office accommodation with offices, kitchen and storage to the first floor.

### Storage Yard

The yard lies immediately adjacent to 83-85 Warwick Street and is predominantly rectangular in shape with gated access directly off Warwick Street. The site extends to 0.25 acre or thereabouts.

## THE MARKET

Birmingham's GVA (Gross Value Added) was estimated at £29 billion in 2020, making it the largest city economy outside of London. The average price of residential property in Birmingham City Centre over the last 12 months is approximately £215,823. This figure is based on Rightmove data and represents an overall average across all property types.

Birmingham is a strong location for property investment due to its robust economy, high rental yields, and ongoing regeneration projects. The city's strong job market, affordability, and growing population drive demand for rental properties, making it an attractive option for buy-to-let investors.



## RESIDENTIAL

The property is in close proximity to several successful residential development schemes as highlighted below:-

PROPERTY	MAXIMUM PRICE PER SQ. FT.
Glasswater Locks - St Josephs	£597
Chapmans Yard - Elevate Property Group	£550
Gunsmith House - Elevate Property Group	£490
South Central - Regal Property Group	£514
SETL - HBD	£536
Edition - Select Property Group/Court Collaboration	£650
<b>AVERAGE</b>	<b>£556</b>

## TENURE

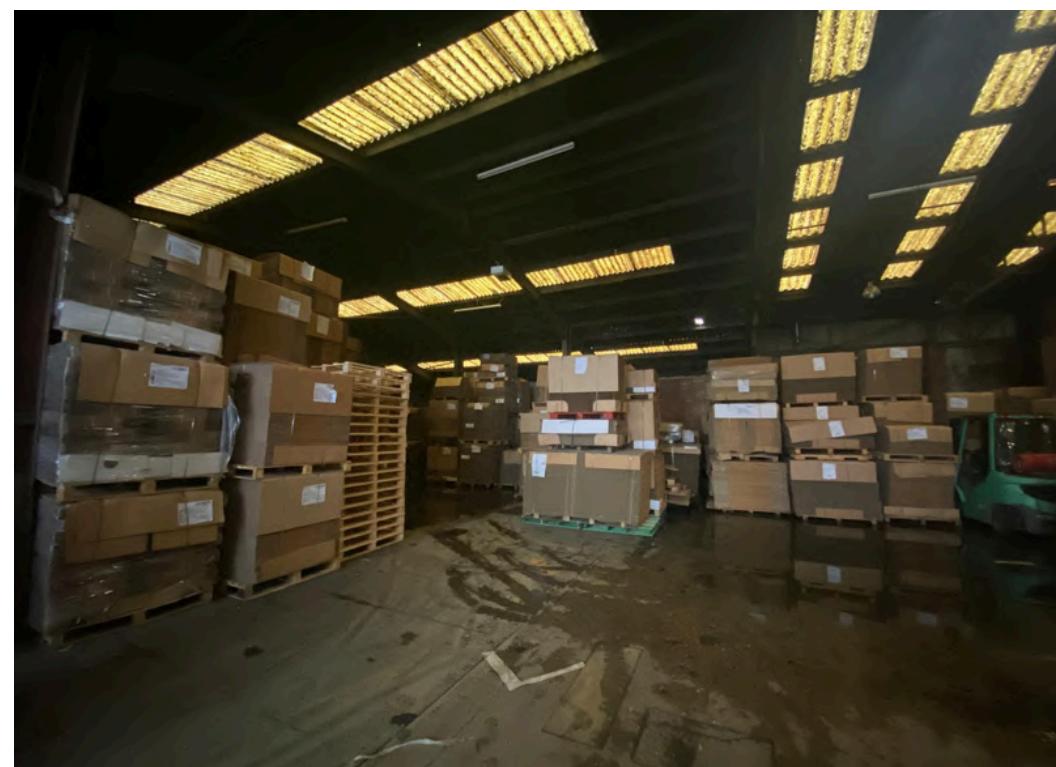
Freehold with vacant possession.

## VAT

83-85 Warwick Street is Vat exempt whilst the storage yard and 74-77 Warwick Street are elected for VAT.

## EPC'S

Available upon request.



## SERVICES

We have been informed that mains services are connected to the property however we advise that prospective purchasers should investigate these matters to their own satisfaction.

## BUSINESS RATES

The site has the following rateable values ( 1 April 2023 to present):

74-77 Warwick Street - £29,750

83-85 Warwick Street - £48,750

## PLANNING

The site is considered suitable for redevelopment to a number of alternative uses, including residential. Interested parties are advised to contact Birmingham City Council planning departments regarding their own specific intentions.

## GUIDE PRICE

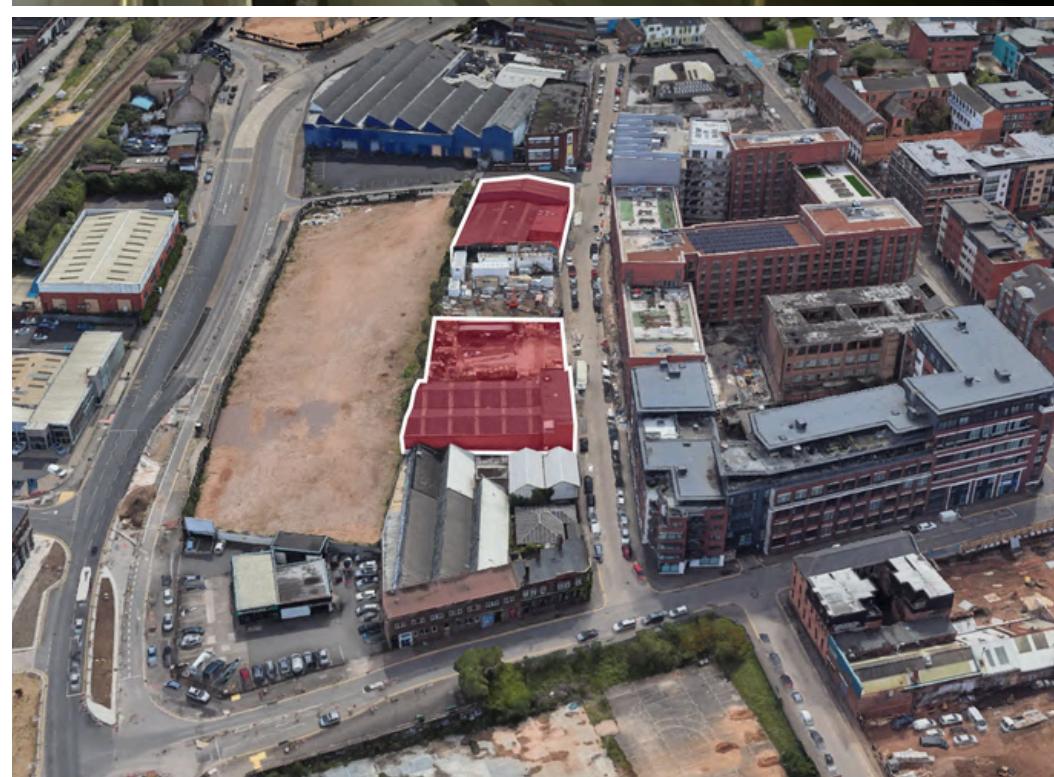
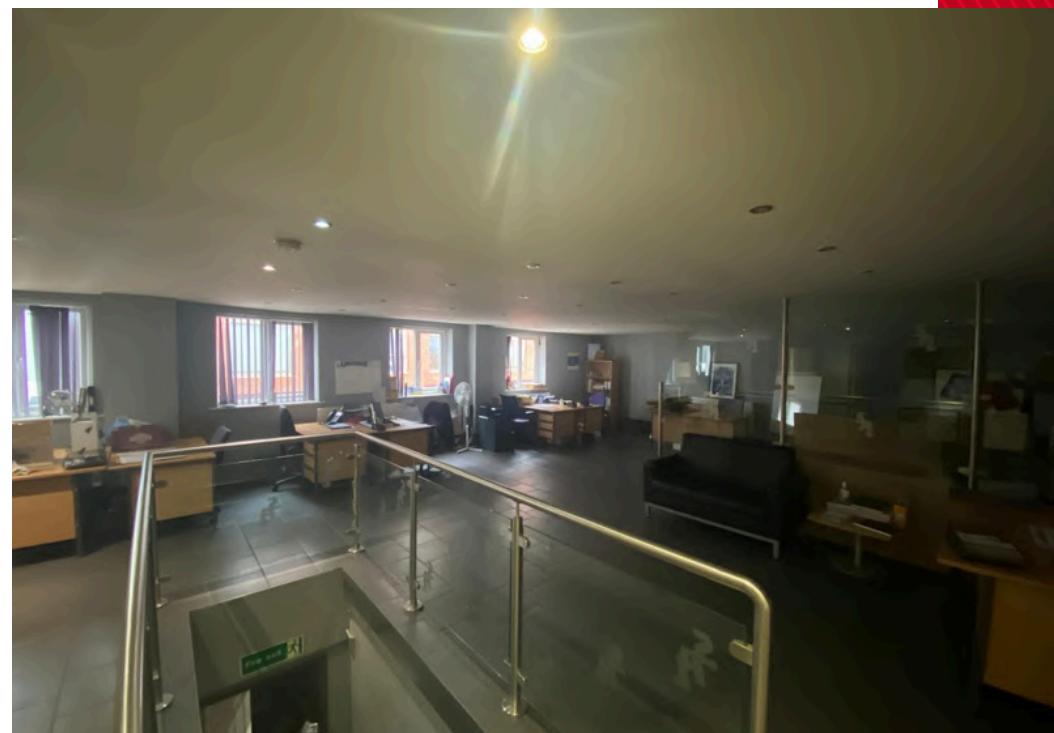
Offers based on £3,500,000 are invited for the Freehold interest.

## LEGAL COSTS

Each party is to be responsible for their own legal costs that may be incurred in this transaction.

## ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of identity and confirmation of the source of funding will be required from the successful purchaser.



# CONTACTS

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