



Rare Industrial Virtual Freehold Opportunity



For Sale

28,425 Sq Ft

2.42 acres

The Space:

The site comprises an open plan warehouse, modern fitted offices with a trade counter reception and staff welfare facilities.

Warehouse: 26,049 sq ft

GF Office: 1,955 sq ft

FF Office: 421 sq ft

Total: 28,425 sq ft

Total Site Area: 2.42ac

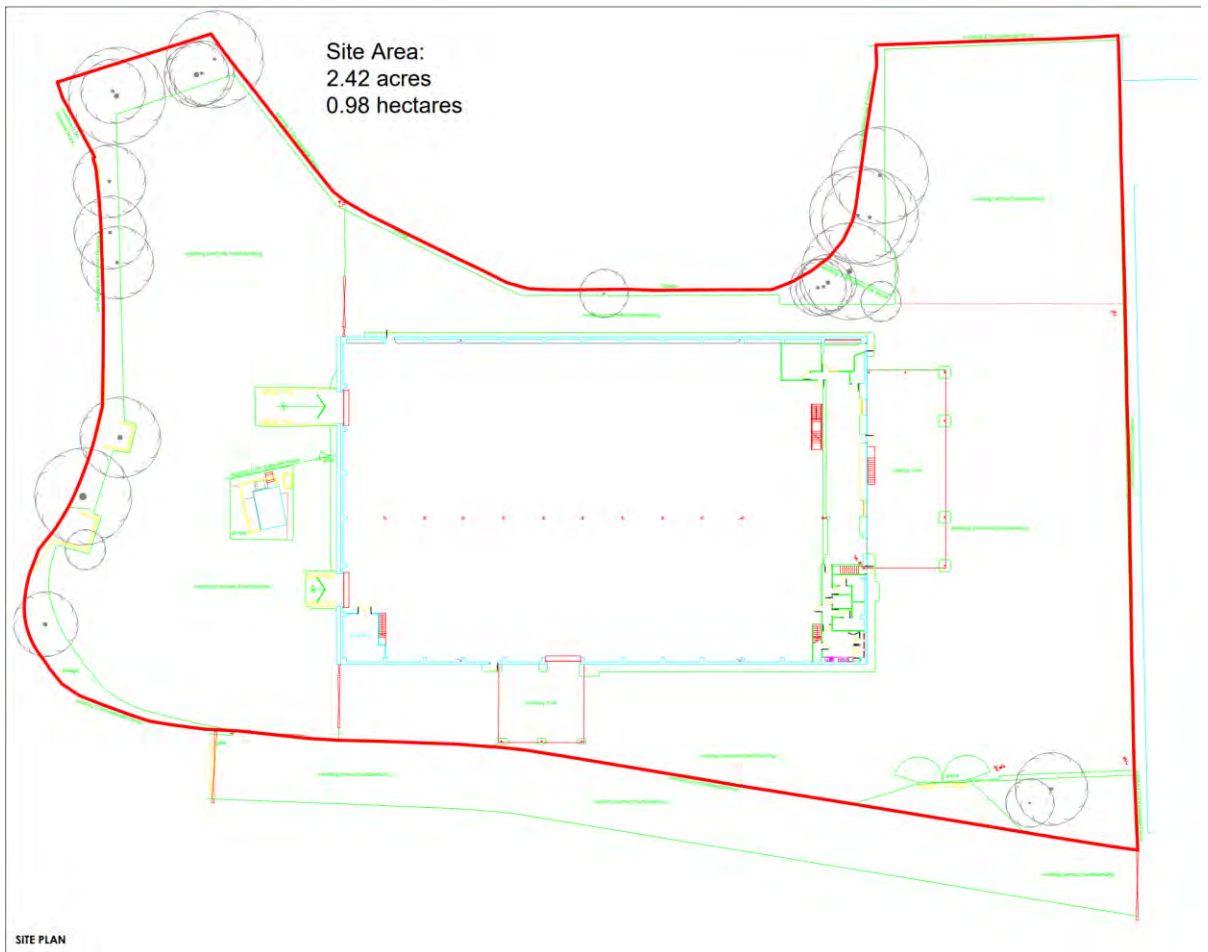
Unit 2 Selco Way
Minworth

Birmingham B76 1BA

Industrial Warehouse Facility

Highlights

- Existing Self-Contained Industrial Unit
- Rare Virtual Freehold Opportunity
- Excellent Road Transport Links
- Large Secure Loading Yard With 360-degree Circulation



SITE PLAN

Description

The premises comprises a self-contained detached warehouse and internal offices of steel portal frame construction with part brick, part aluminum cladding elevations benefitting the following specification:

- Clear internal height: 7.6m
- 3 Level access doors, including 1 with side-loading canopy.
- New over-clad roof with PV panels installed in 2024
- Large secure yard with 360-degree circulation, external racking and dedicated loading and parking areas
- Fitted offices with a counter reception
- First floor mezzanine floor provides additional ancillary storage space
- EV charging points in car park.

Tenure

The site is available by way of a Long-leasehold sale with vacant possession. The lease holds an unexpired term of approximately 960 years with an annual peppercorn rent payable. Title Number: WM537525.

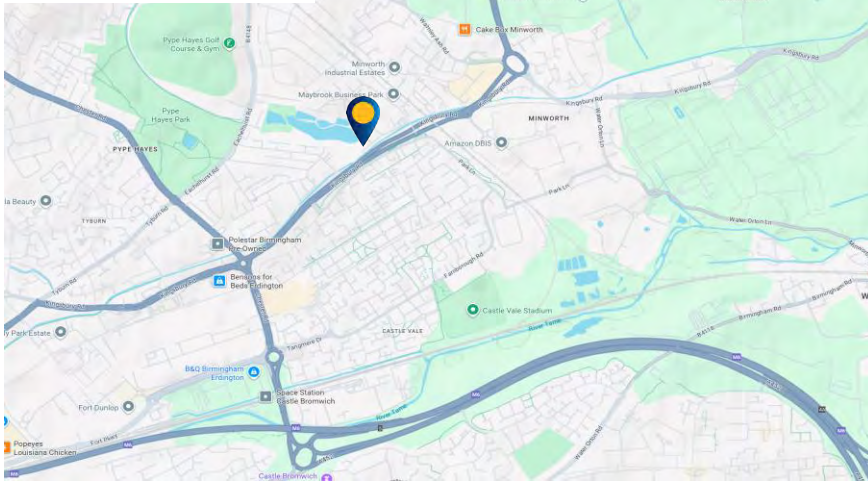
Planning

Existing permission for B2 and B8 uses. Interested parties are encouraged to make their own enquiries to the local planning authority.

VAT

The vendor reserves the right to charge VAT on the transaction.

Post code:
B76 1BA



Location

The property is situated within the well-established Minworth Industrial area, Birmingham. This strategic location offers excellent connectivity to the regional and national road network, with immediate access to the A38 and proximity to J9 and J10 of the M42, providing seamless links to the M6 Toll, M6, and wider motorway network.

Birmingham city centre is approximately 8 miles to the southwest, while the site benefits from strong transport links to major hubs including Tamworth, Sutton Coldfield, and the East Midlands.

Legal Costs

Each party to be responsible for their own legal costs.

Anti-Money Laundering

In Accordance with the Anti-Money Laundering Regulation 2017, two forms of identification and confirmation of source of funding will be required from the successful purchaser.

Business Rates

Rateable Value: £203,000 (From April 2026)

(20)

EPC

The property has an Energy Performance Certificate rating of C-55

Contacts

Charlie Andrews
Senior Surveyor
+44 7902 709 533
charlie.andrews@colliers.com

Sam Robinson
Director
+44 7825 437 213
sam.robinson@colliers.com

Colliers
19th Floor
103 Colmore Row
Birmingham
B3 3AG
+44 20 7935 4499

[Colliers.com](https://www.colliers.com)

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06/01/2026

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