

# FOR SALE

23 MARSH HILL,  
BIRMINGHAM,  
WEST MIDLANDS  
B23 7DS

**21,562 sq ft**  
**2,003.11 sq m**

- Suitable for a variety of uses
- Prominent roadside location
- Rare freehold opportunity
- Close proximity to J6 M6

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**Carter Jonas**



## LOCATION

The site is located in Erdington, approximately 3.25 miles northeast of Birmingham City Centre. Junction 6 of the M6, and access to the A38 (M) are approximately 1 mile distant, providing access to the north and south of England and Birmingham city centre respectively.

Birmingham Airport is circa 7 miles to the south east and Erdington train station is approximately 0.9 miles east.

## DESCRIPTION

The property is a high-density site in nature and comprises a mixture of trade counter & Industrial accommodation with two street frontages on Marsh Hill Road and Dallas Road.

The Marsh Hill Road frontage, which was formerly the 'Kwik-Fit' garage, comprises of two 'double width' roller shutter doors on either side of a 'single width' roller shutter door, and a reception entrance. The unit consists of a ground floor warehouse of about 6,935 sq. ft., a small mezzanine of 177 sq. ft. and first floor offices of 2,672 sq. ft.

The Dallas Road frontage, previously occupied by Toy Gallery comprises the warehouse element of the property which is formed of two single bay roller shutter doors with forecourt loading and a small parking component. It features 12,137 sq. ft. of industrial space.

For sale by way of Auction, taking place on 26th February 2026. Enquire for more information with the selling agents:

James Butcher  
James.Butcher@carterjonas.co.uk  
07890 300 100

## ACCOMMODATION

Name	Size
Total	21,562 sq ft (2,003.11 sq m)

## TERMS

Available on a freehold basis.

## PRICE

Price available upon application.

## SERVICES/SERVICE CHARGE

We are advised that mains water, drainage and 3 phase electricity are connected or available.

## LEGAL COSTS

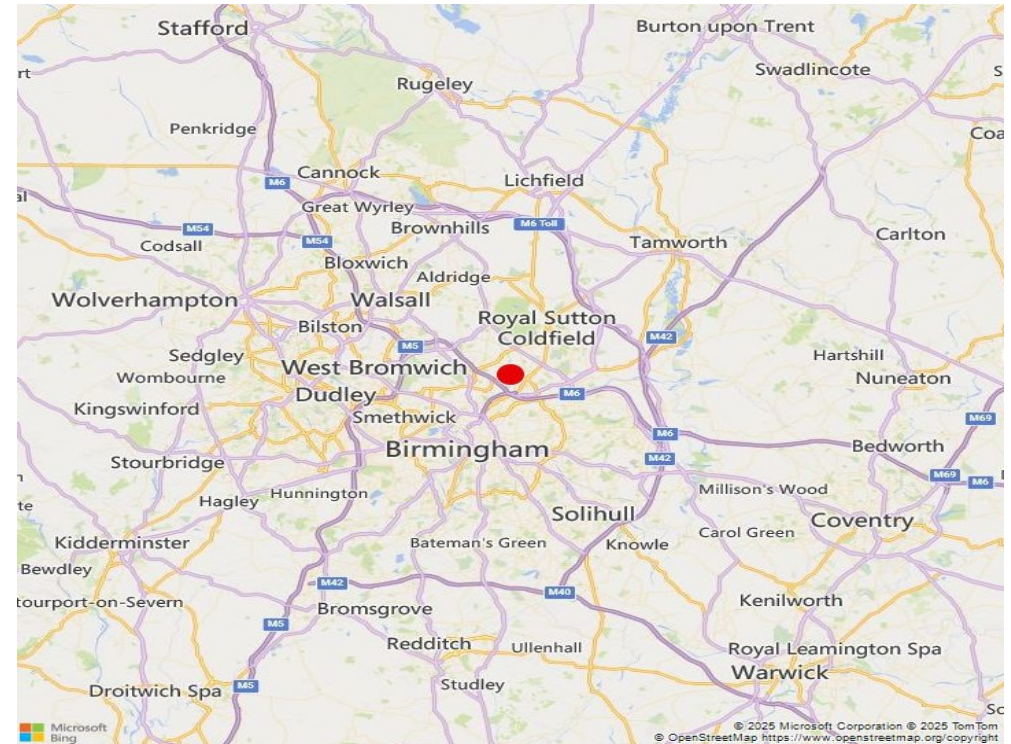
Each party to be responsible for the payment of their own legal costs.

## VAT

All figures quoted do not include VAT which will be payable at the current prevailing rate.

## VIEWING

Strictly by appointment with Carter Jonas agents, or the joint agents BidX1.



## CONTACT

James Butcher  
07890 300 100 / 07890 300 100 James.Butcher@carterjonas.co.uk  
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## IMPORTANT INFORMATION

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