

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

carterjonas.co.uk/commercial



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

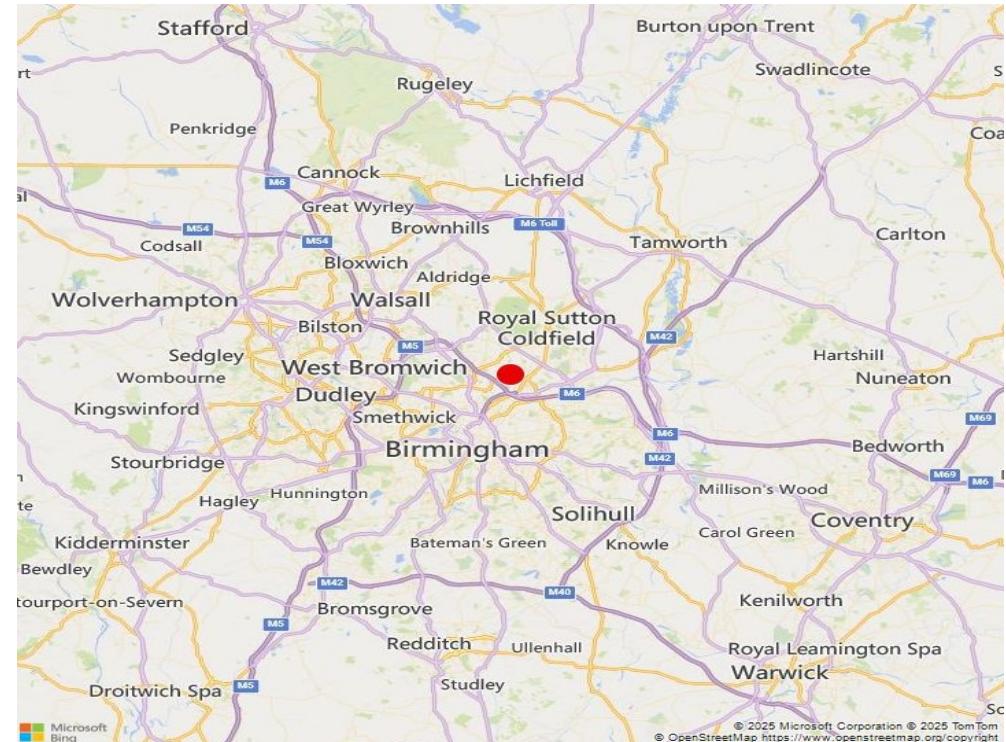
Each party to be responsible for the payment of their own legal costs.

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
carterjonas.co.uk/commercial

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us. January 2026



Carter Jonas



CONTACT

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

carterjonas.co.uk/commercial



Carter Jonas