



HAY HALL

BUSINESS PARK

THE PLACE TO MAKE IT

WAREHOUSING & INDUSTRIAL SPACE

AVAILABLE IMMEDIATELY



Redfern Rd, Tyseley,
Birmingham, B11 2BE



WELCOME TO HAY HALL

A development totalling over 200,000 sq ft and located a short drive away from the M6 (jct. 6), Hay Hall is the place for the makers and movers of the world. The shell-spec units provide a blank canvas with 8m clear internal height and can be combined to make space for businesses of every size.

READY TO MOVE IN

- + Modern, high-spec units
- + Available now
- + Expansion land of 5.2 acres, providing up to 90,000 sq. ft of Design & Build

MAKE YOUR MOVE AT HAY HALL



enquiries@fi-rem.com



0845 500 6161

BLOCK B



OUR VISION

Celebrating Birmingham's long manufacturing history, Hay Hall is giving the industry a warm welcome home.

WHAT TO EXPECT

- + Refurbished and rebranded site
- + Modern, high-spec units
- + Customisable spaces to make your own
- + The perfect home for businesses



BLOCK A



AVAILABILITY

PHASE 1 AVAILABLE:

UNIT A4 - 5,195 SQ FT
UNITS B2-B3 - 9,666 SQ FT – 19,399 SQ FT

PHASE 2

BLOCK D - 58,717 SQ FT - **PRE-LET AVAILABLE**
OPEN STORAGE PLOTS - **AVAILABLE**

OFFICE SPACE

REDFERN OFFICES
5,487 SQ FT of traditional offices - FULLY LET

MANOR HOUSE
4,385 sq ft listed building - FULLY LET

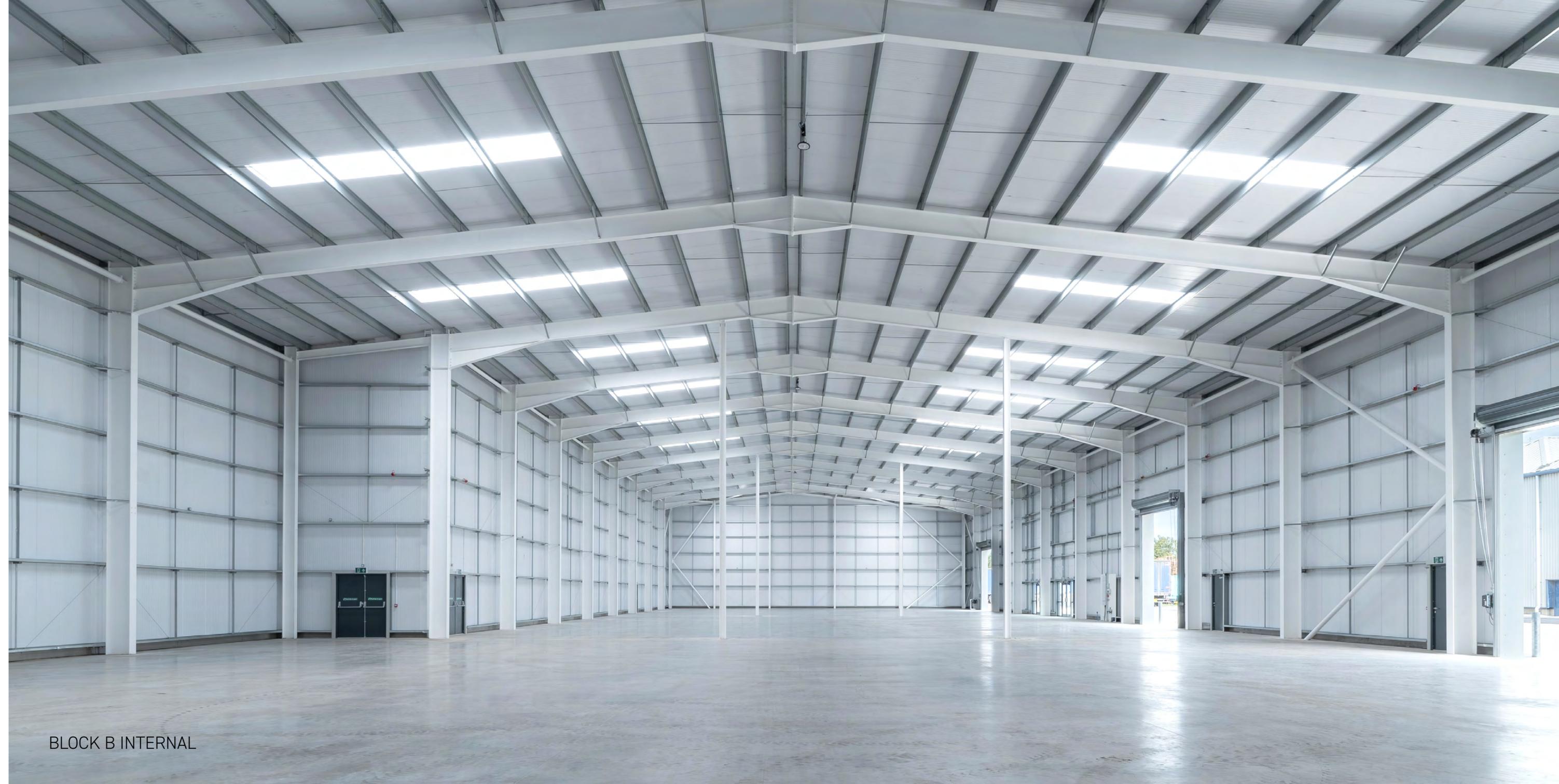
HAY HALL BUSINESS CENTRE
To be refurbished - suitable for offices, training centre, storage & leisure

*SUBJECT TO FINAL MEASUREMENTS

SPECIFICATION

UNITS AVAILABLE TO LET FROM
2,098 SQ FT UP TO 58,717 SQ FT

- + Generous eaves height from 6m -15m
- + Roller shutter doors Block A 5.1M(H) x 5.29M(W)
- + Roller shutter doors Block B 5.1M(H) x 4.16M(W)
- + 24/7 remote security
- + 50kN/m² floor loading
- + Minimum 70 kVA three-phase electric supply
- + Electricity supply upgrades
(Up to 1MVA Capacity for phase 2)
- + 20m - 40m yard depths
- + Personnel access doors
- + Secure estate parking
- + EV charging capabilities
- + EPC rating A



BLOCK B INTERNAL

KEY BENEFITS

SECURITY

- + Remote CCTV monitoring
- + Barrired site with fob access and intercom system

TOP LOCATION

- + 6 Miles to J6 M6
- + 5 Miles to J5 M6
- + 6 Miles to J6 M42
- + 15 Miles to J1 M5
- + 7 Miles to Birmingham Airport
- + 5 Minute walk from Tyseley Station

DEDICATED SITE FACILITIES

- + Allocated parking for all units
- + Electric charging capabilities
- + Well established industrial area
- + Secure cycle parking

EXISTING CLIENTS



JEAVONS EUROTIR



BLOCK B

PUT DOWN ROOTS

Close to key transport links and local amenities, Hay Hall is placed perfectly for moving goods around the country, as well as attracting amazing talent.

Population 1,140,500 Birmingham ¹	Employment pool 64.4% Birmingham ¹
5,961,900 West Midlands ¹	61.7% West Midlands ¹
Aged 16-64	
Average full-time weekly pay £564.10 Birmingham ²	£581.80 West Midlands ²
Employment rate 65% Birmingham ³	73% West Midlands ³
Population 8,000,000 Within 1 hour	12,500,000 Within 1.5 hours

Source 1: 2020 census data. Source 2: Annual Survey of Hours & Earnings 2021. All data is gross earnings (before tax and other deductions). Source 3: 2021 ONS annual population survey.



Airports

Birmingham International	22 mins
East Midlands	56 mins

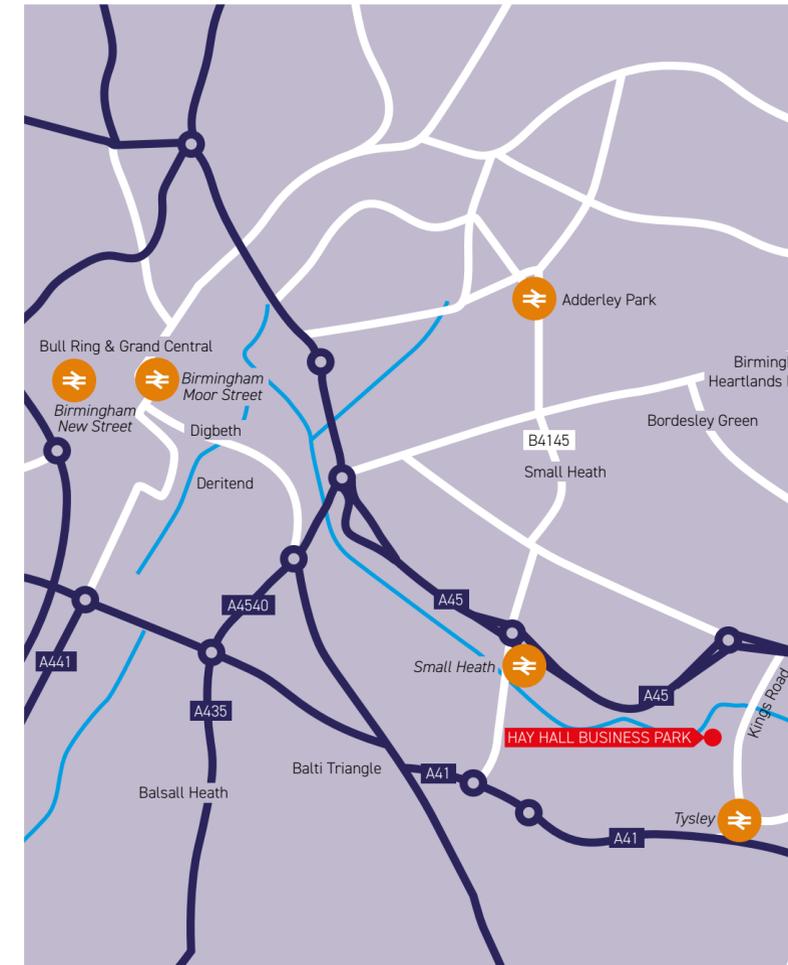
Train stations

Birmingham	19 mins
Wolverhampton	40 mins
Coventry	38 mins
Walsall	35 mins

Travel times

With the M6 and M5 on your doorstep, goods can travel to and from most key cities in just over two hours.

2hrs 10mins Leeds	4hrs 40mins Glasgow
2hrs 14mins Liverpool	2hrs 10mins London
2hrs 16mins Manchester	



ABOUT FIREM

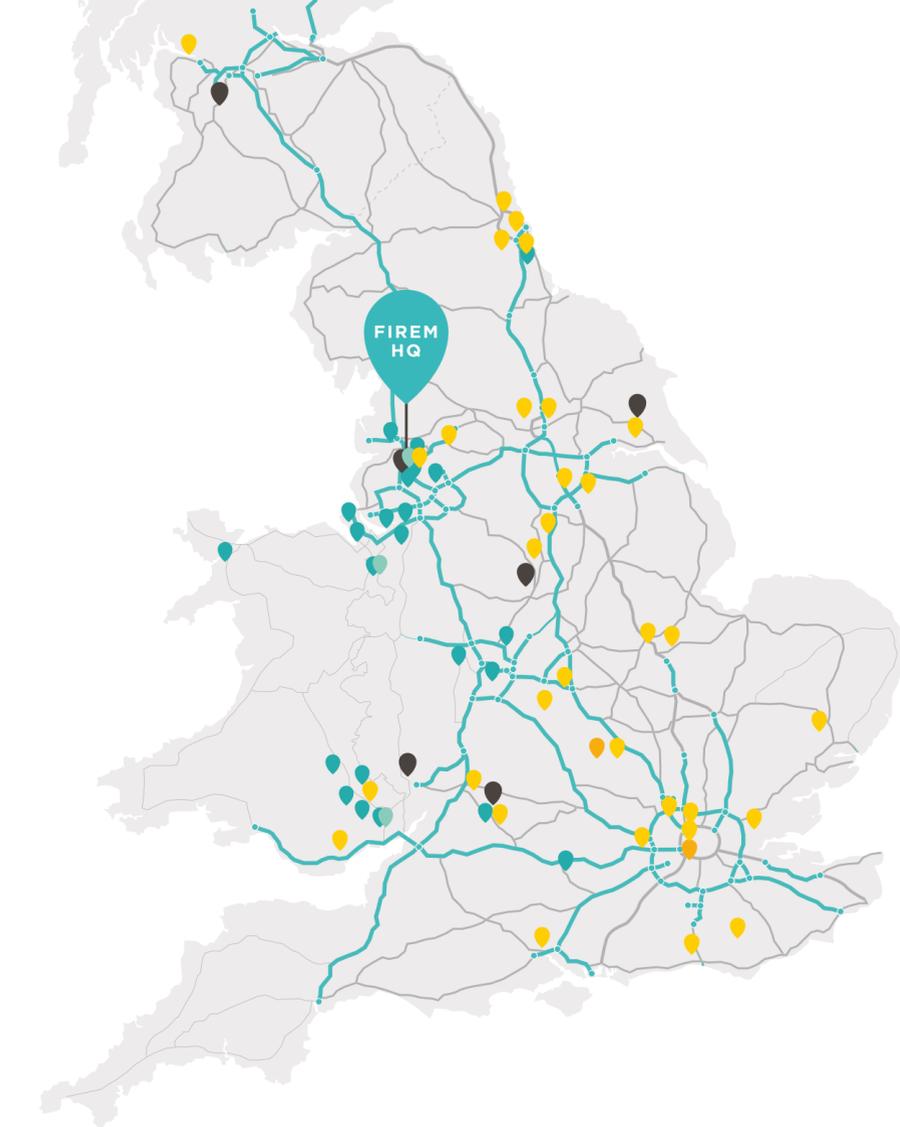
FI Real Estate Management constructs and manages high-quality developments for commercial use.

- + 40+ years' experience
- + Managed 15 million sq ft to date

Unlock benefits as an FIREM tenant:

- + Access our nationwide business network
- + Expand into our UK sites gain knowledge, advice and guidance from our supportive FIREM team
- + A tenant referral fee up to £10k, subject to terms

Visit www.fi-rem.com to find out more



- INDUSTRIAL
- OFFICE
- RETAIL
- RESIDENTIAL
- LAND



MAKE IT HAPPEN

For more information, or to reserve a unit, get in touch with us today!



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