



THE PLACE TO MAKE IT

Warehousing and industrial space
To Let from August 2023

Redfern Rd, Tyseley,
Birmingham, B11 2BE





WELCOME TO HAY HALL

Totalling over 200,000 sq ft and located close to the M6 (jct. 6), Hay Hall is the place for the makers and movers of the world. The high-spec units provide a 9.1m eaves height and can be combined to make space for businesses of every size.

Ready to move in

- + Modern, high-spec units
- + Available to let from August 2023
- + Opportunity for pre-let and bespoke fit-out with phase 2 coming 2024

Don't miss out...
Reserve your space today.

**Make your move
at Hay Hall**



enquiries@fi-rem.com



0845 500 6161



Block C refurbishment

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 of every size





CONTAINER HUB

BLOCK A
UNITS A1-A4

BLOCK B
UNITS B1-B3

BLOCK C
FULLY LET

MANOR HOUSE

REDFERN OFFICES

HAY HALL BUSINESS CENTRE

AVAILABILITY

PHASE 1

BLOCK A - 20,398 sq ft

BLOCK B - 30,731 sq ft

BLOCK C - FULLY LET

PHASE 2 - Coming 2024

BLOCK D - Detached 58,717 sq ft unit

BLOCK E & F - Multi-let units from 2,000 sq ft up to 5,000 sq ft

OFFICE SPACE

REDFERN OFFICES

5,487 sq ft of traditional offices from 215 sq ft

MANOR HOUSE

4,385 sq ft listed building FULLY LET

HAY HALL BUSINESS CENTRE

Refurbished multi-let office, training and storage space up to 14,314 sq ft

CONTAINER HUB

Container storage available - 20 ft x 8 ft containers

*SUBJECT TO FINAL MEASUREMENTS

**RESERVE
YOUR SPACE
TODAY**



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SPECIFICATION

UNITS AVAILABLE UP TO 58,700 SQ FT

Space for ambitious businesses of every size

MAKE IT HAPPEN AT HAY HALL

- + Enclosed gated business park
- + Generous eaves height from 6m - 12m
- + Level access electric roller shutter
- + 24/7 remote security
- + Up to 50kN/m² floor loading
- + Minimum 70 kVA three-phase electric supply
- + Electricity supply upgrades (subject to availability)
- + 20m - 40m yard depths
- + Separate personnel access doors
- + Secure estate parking
- + EV charging capabilities
- + Targeted EPC rating B





AVAILABLE NOW

Units A1 - A4

5,042 – 20,398 sq ft available

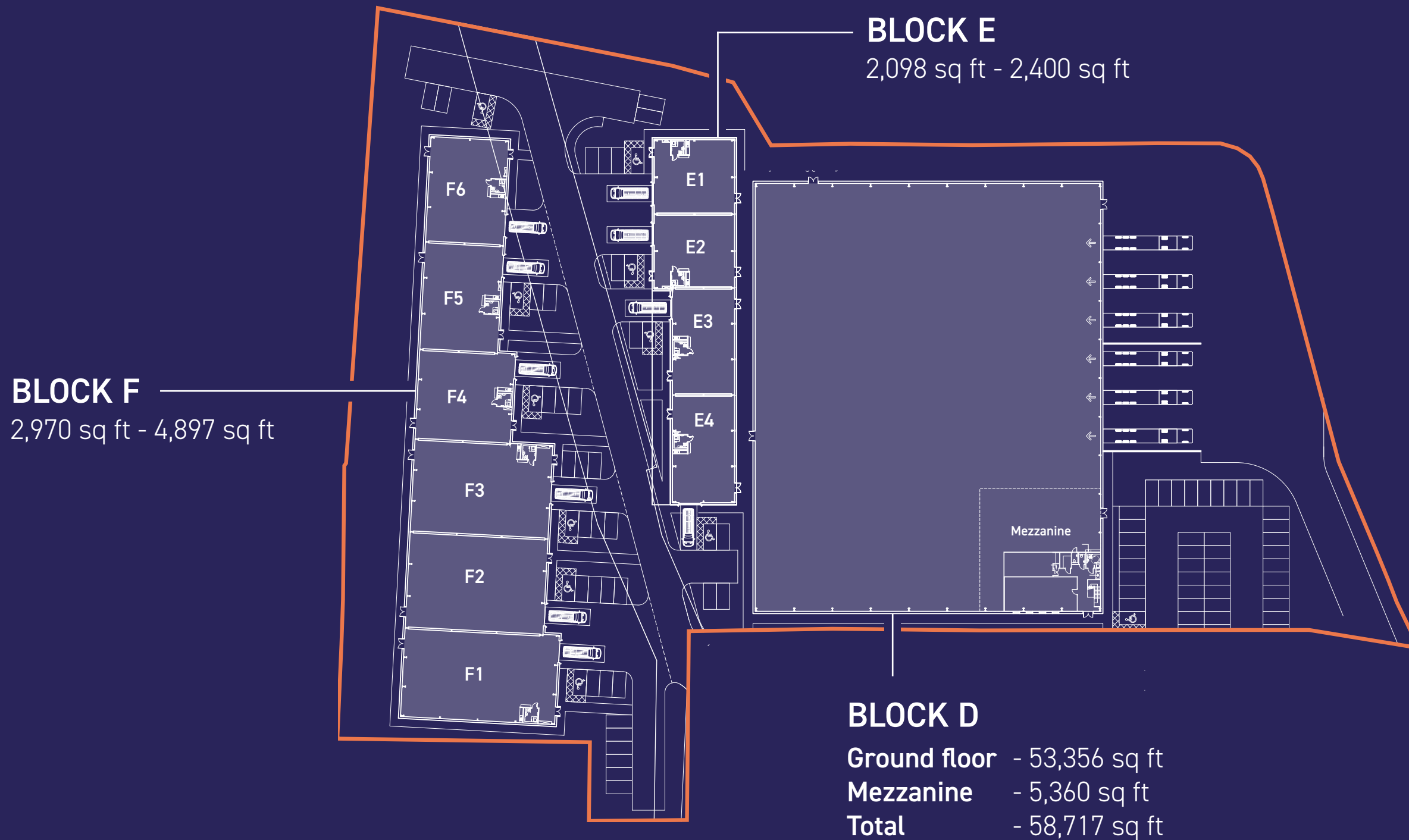
Roller shutter 5.1M (H) X 5.29M (W)

Units B1 - B3

9,444 – 30,731 sq ft available

Roller shutter 5.1M (H) X 4.16M (W)

PHASE 2 COMING IN 2024



KEY BENEFITS

Security

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

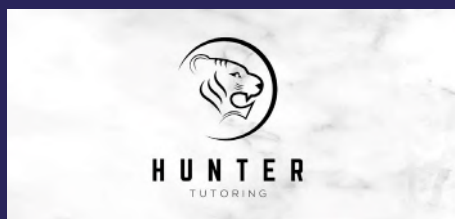
Top location

- + Close to the M6 (jct. 6), M5 (jct. 1) and rail transport links
- + Walking distance from Tyseley Train Station

Facilities

- + Dedicated parking for all units
- + Electric charging capabilities
- + Well established industrial site
- + Secure cycle parking

Be in good company



PUT DOWN ROOTS

Hay Hall is located in the heart of UK industry and close to local amenities, meaning businesses will be perfectly placed to attract and retain a wide talent pool.

Population

1,140,500

Birmingham¹

5,961,900

West Midlands¹

Employment pool

64.4% | Aged 16-64

Birmingham¹

61.7% | Aged 16-64

West Midlands¹

Average full-time weekly pay

£564.10

Birmingham²

£581.80

West Midlands²

Employment rate

65%

Birmingham³

73%

West Midlands³

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.



MAKE IT & MOVE IT

With quick and easy access to an array of transport links, Hay Hall's ideal location is perfect for moving goods all around the country.

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

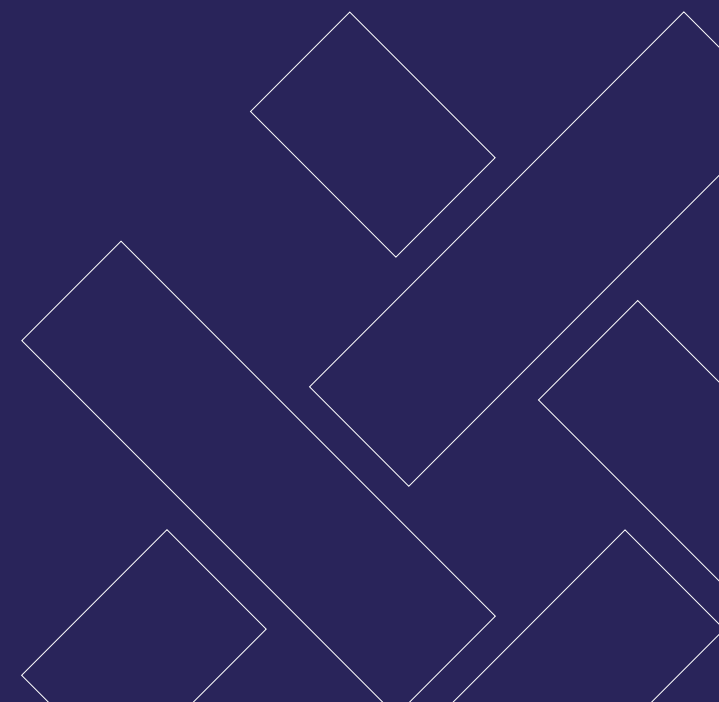
Liverpool

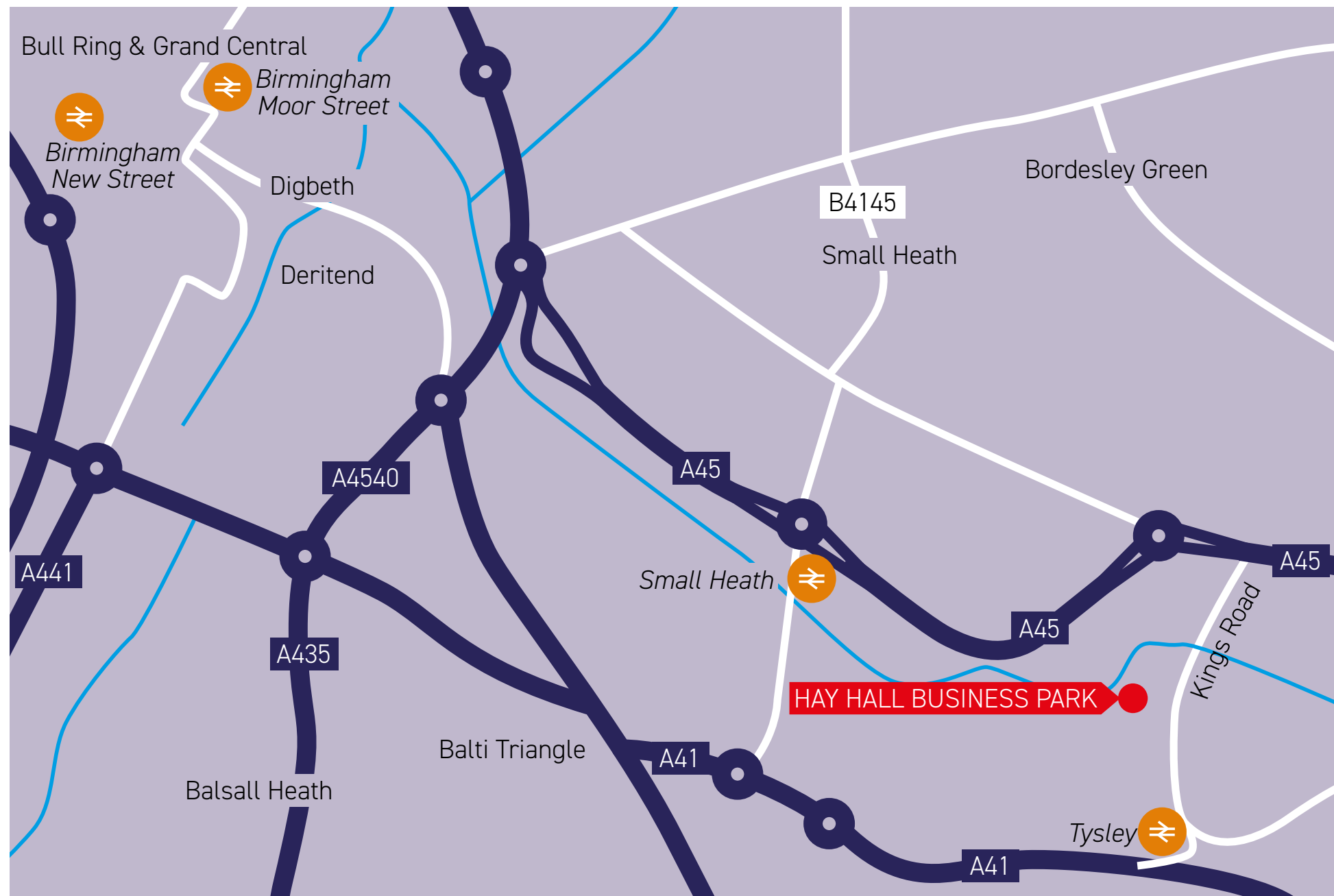
2hrs 10mins

London

2hrs 16mins

Manchester







ABOUT FIREM

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

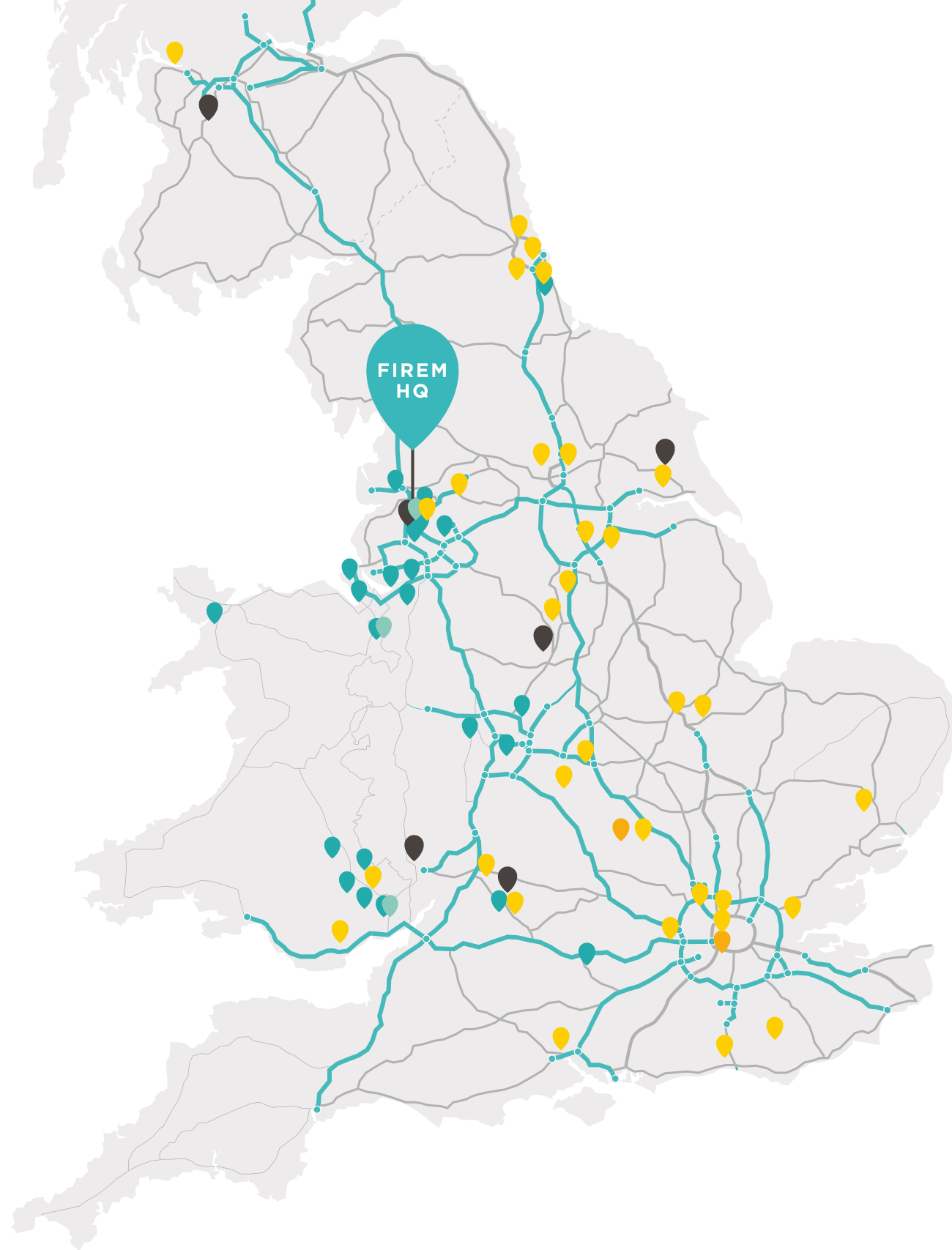
- + 40+ years of experience
- + Managed 15 million sq ft to date

Unlock benefits as an FIREM tenant:

- + Access our nationwide business network
- + By expanding into our UK sites, you'll gain key knowledge and guidance from the experts in our FIREM team
- + A tenant referral fee up to £10k, subject to terms

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





- | | |
|------------|-------------|
| INDUSTRIAL | RESIDENTIAL |
| OFFICE | LAND |
| RETAIL | |





MAKE IT HAPPEN

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



enquiries@fi-rem.com

0845 500 6161

Hayhall.co.uk

Hay Hall, Tyseley, Birmingham B11 2BE

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