units 34&35

MONKSPATH BUSINESS PARK ■ HIGHLANDS ROAD ■ SOLIHULL ■ B90 4NY ■ ///VISION.FIELDS.BIKE

CANMOOR







Modern Industrial / Warehouse Units

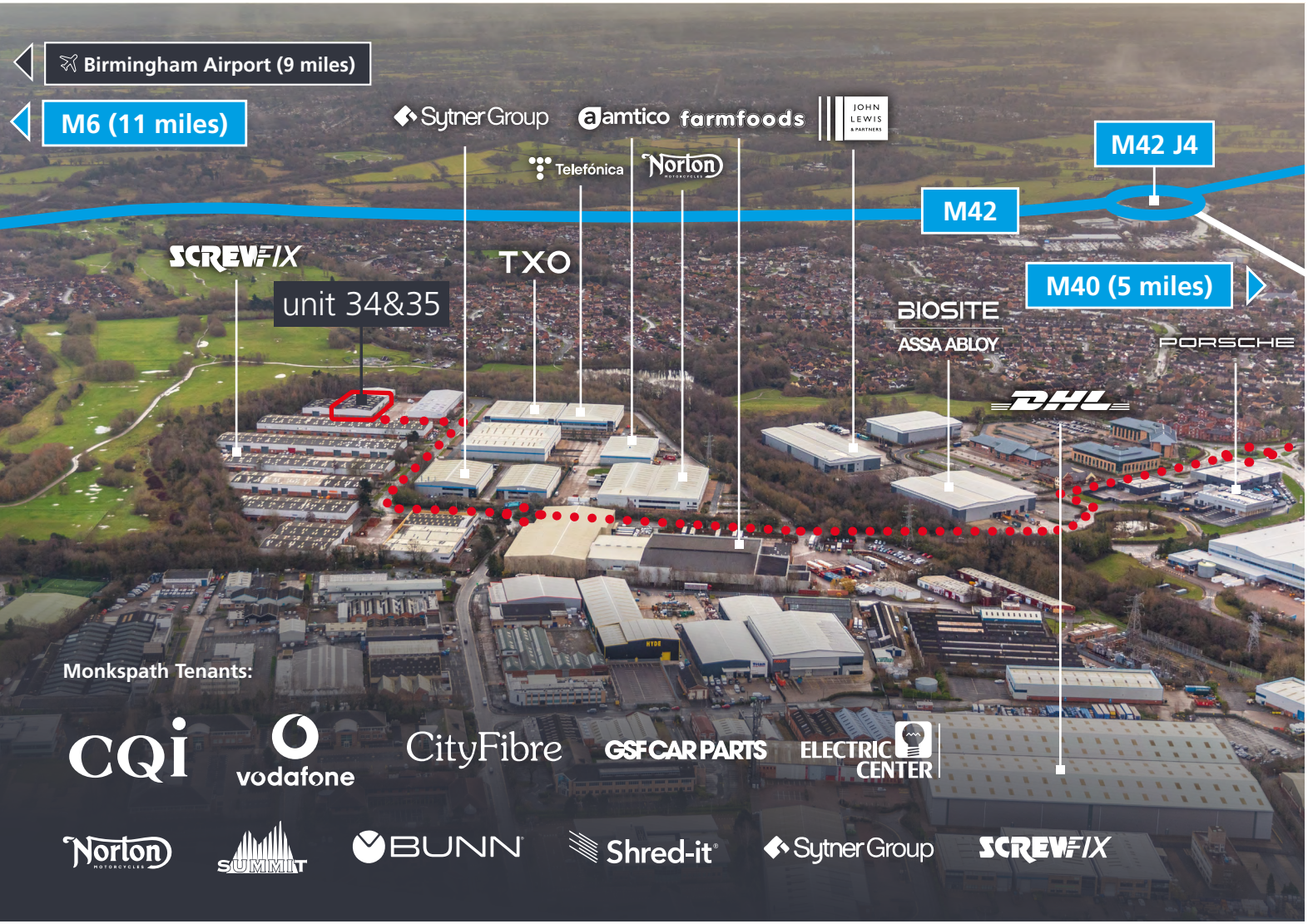
13,523 - 31,148 sq ft **TO LET**

- Units to be refurbished to a high specification
- Eaves height of 6.2m
- 3 electric roller shutter doors
- Ground floor offices with LED lighting throughout
- 3 phase power (70 kVA)
- 18 allocated parking spaces
- Target EPC B
- 1 mile from M42 and 9 miles from Birmingham Airport
- Units can be split upon request to provide 13,523 and 17,625 sq ft

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Indicative Image



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ACCOMMODATION

Unit 34	SQ FT	SQ M
Ground floor	17,625	1,637.4
Total (GIA)	**17,625**	**1,637.4**

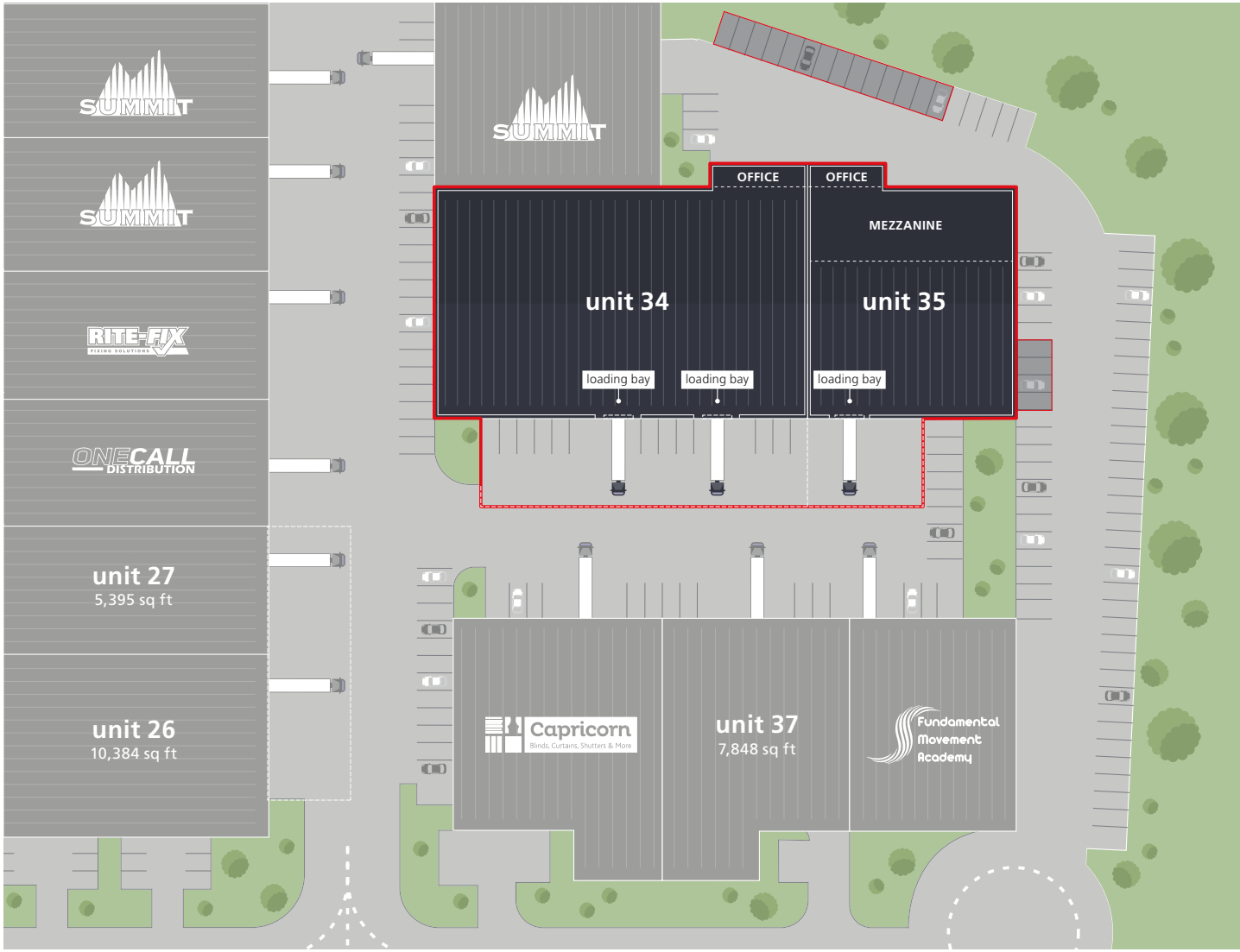
Unit 35	SQ FT	SQ M
Mezzanine floor	3,129	290.7
Ground floor	10,394	965.6
Total (GIA)	**13,523**	**1256.3**
COMBINED U34 & U35	**31,148**	**2,893.7**

DESCRIPTION

The units are of a steel frame construction with ground floor offices in both units. Unit 35 benefits from additional fitted offices on the ground floor and mezzanine space. The units are currently combined but can be split upon request.

SPECIFICATION

- 6.2M EAVES HEIGHT
- TARGETING EPC B
- 3 GROUND LEVEL LOADING DOORS
- THREE PHASE POWER SUPPLY (70 KVA)
- ON SITE SECURITY WITH GATEHOUSE AND CCTV
- 18 ALLOCATED CAR PARKING SPACES



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units 34&35

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LOCATION

Monkspath Business Park is situated on Highlands Road, Solihull, off the A34 Stratford Road.

The A34 provides direct access to Junction 4 of the M42, 1 mile to the south east and Birmingham City Centre, 8.5 miles to the north east. Solihull town centre is 3.5 miles to the north east and is accessed via the B4102.

Highly productive workforce. Gross value added per employee is highest in the region

Lower full time wages in West Midlands. They are 6% lower than the national average

Highly skilled workforce. 33% qualified to degree level and above

Skilled local workforce. 18% work in manufacturing, transportation and storage

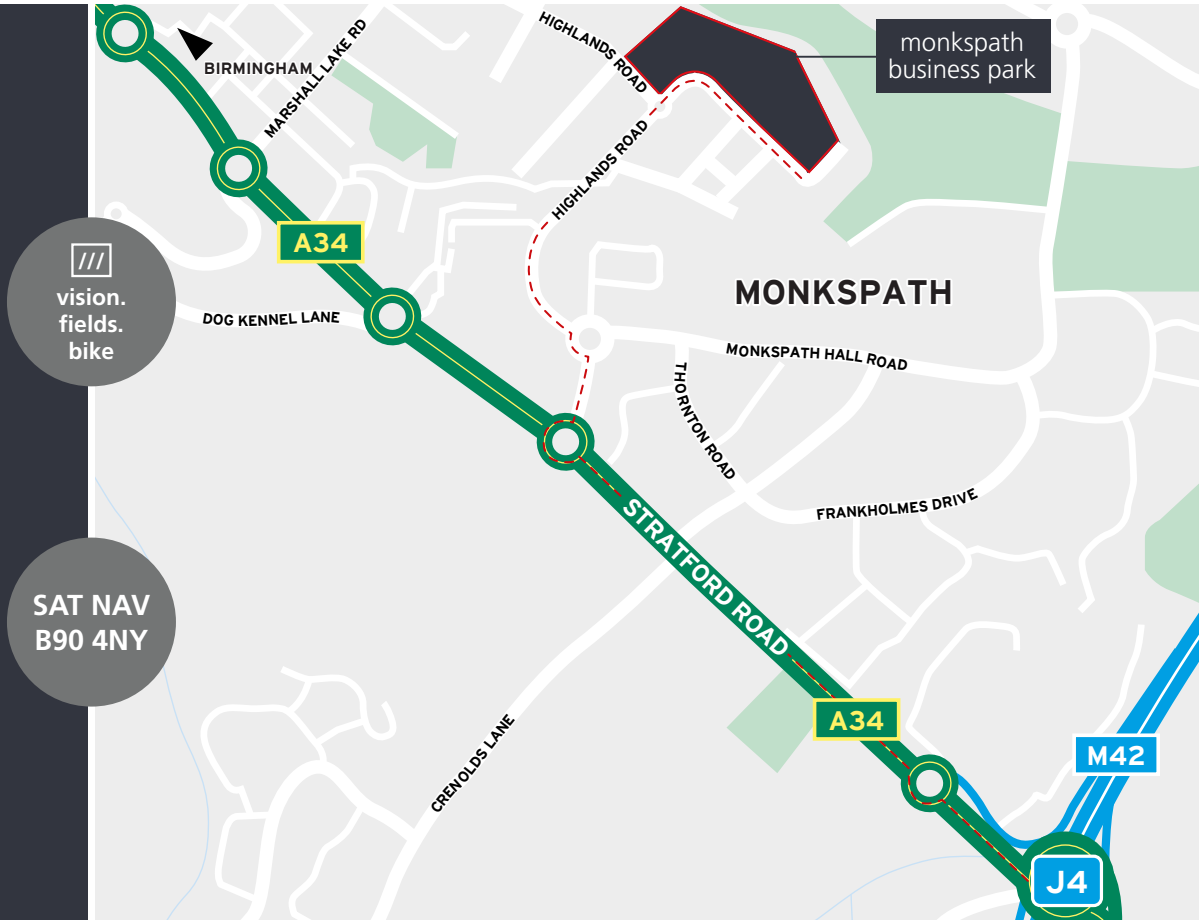
Source: Nomis

COMMUNICATIONS

LOCATION	miles
Birmingham	8.5
The NEC	8.5
Birmingham Int	8.4
Coventry	17
London	103

ROAD	miles
M42 J4	1
M40 J16	5
M6 J4	11

AIR	miles
Birmingham Int	9
Coventry	26



FURTHER INFORMATION

For further information on available units please contact the joint agents:

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