unit 18

MONKSPATH BUSINESS PARK ■ HIGHLANDS ROAD ■ SOLIHULL ■ B90 4NY ■ ///QUIET.BOLTS.AGAIN

CANMOOR







Modern Industrial / Warehouse Unit

10,529 sq ft (978.1 sq m) **TO LET**

- Unit to be refurbished to a high specification
- Eaves height of 6.2m
- 2 electric roller shutter doors
- Ground floor offices with LED lighting throughout
- 3 phase power (70 kVA)
- 8 allocated car parking spaces
- Target EPC B
- 1 mile from M42
- 9 miles from Birmingham Airport

SOLIHULL

unit 18

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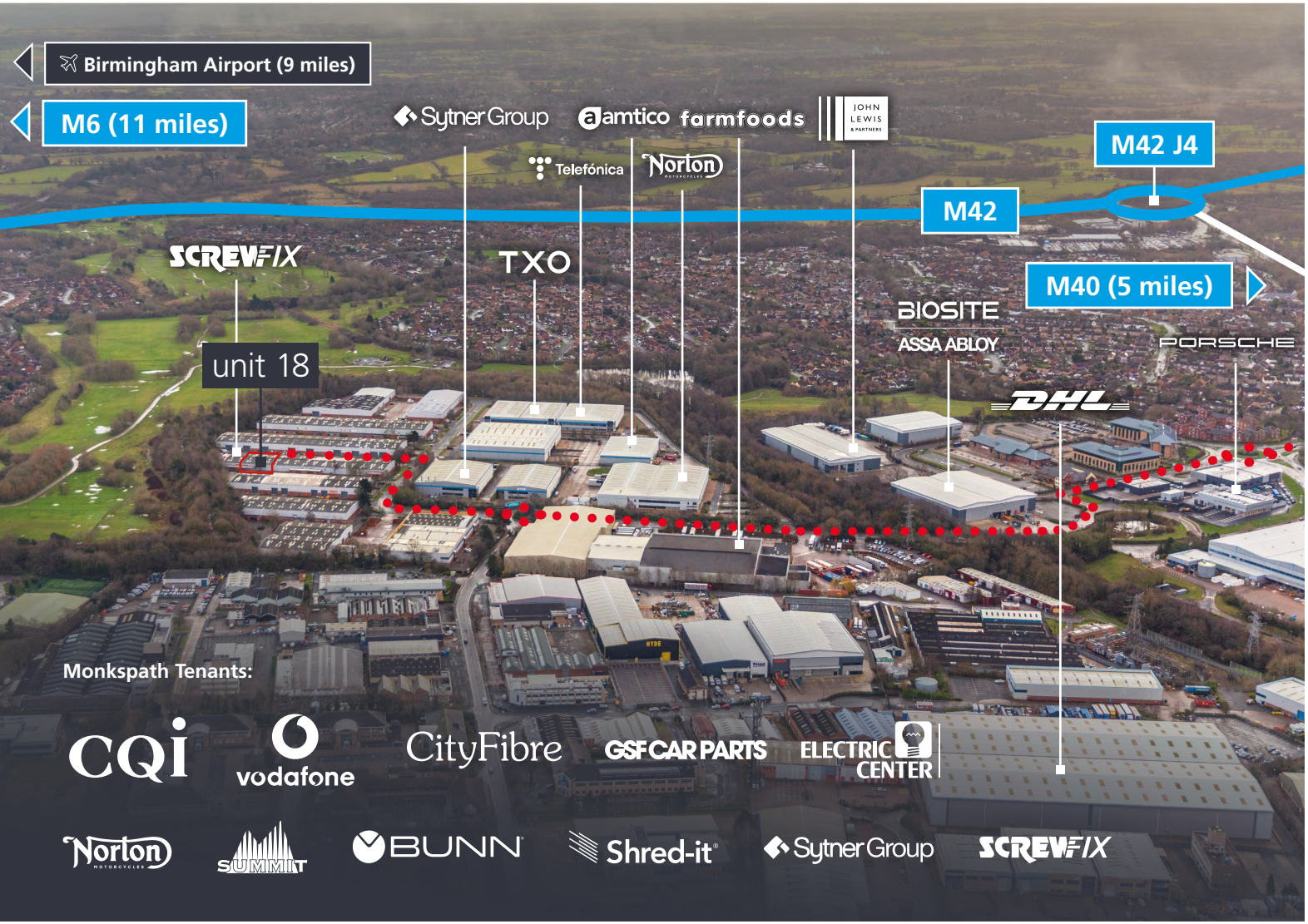


Indicative Image


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ACCOMMODATION

UNIT 18	SQ FT	SQ M
Office	741	68.8
Warehouse	9,788	909.3
Total (GIA)	**10,529**	**978.1**

DESCRIPTION

The unit is of steel frame construction with single-storey offices to the front and warehouse to the rear.

The unit has recently been vacated, and is to be refurbished to a high specification to include a full redecoration throughout, LED lighting and electric panel heaters in the offices and an electric roller shutter door in the warehouse.

SPECIFICATION

6.2M EAVES HEIGHT

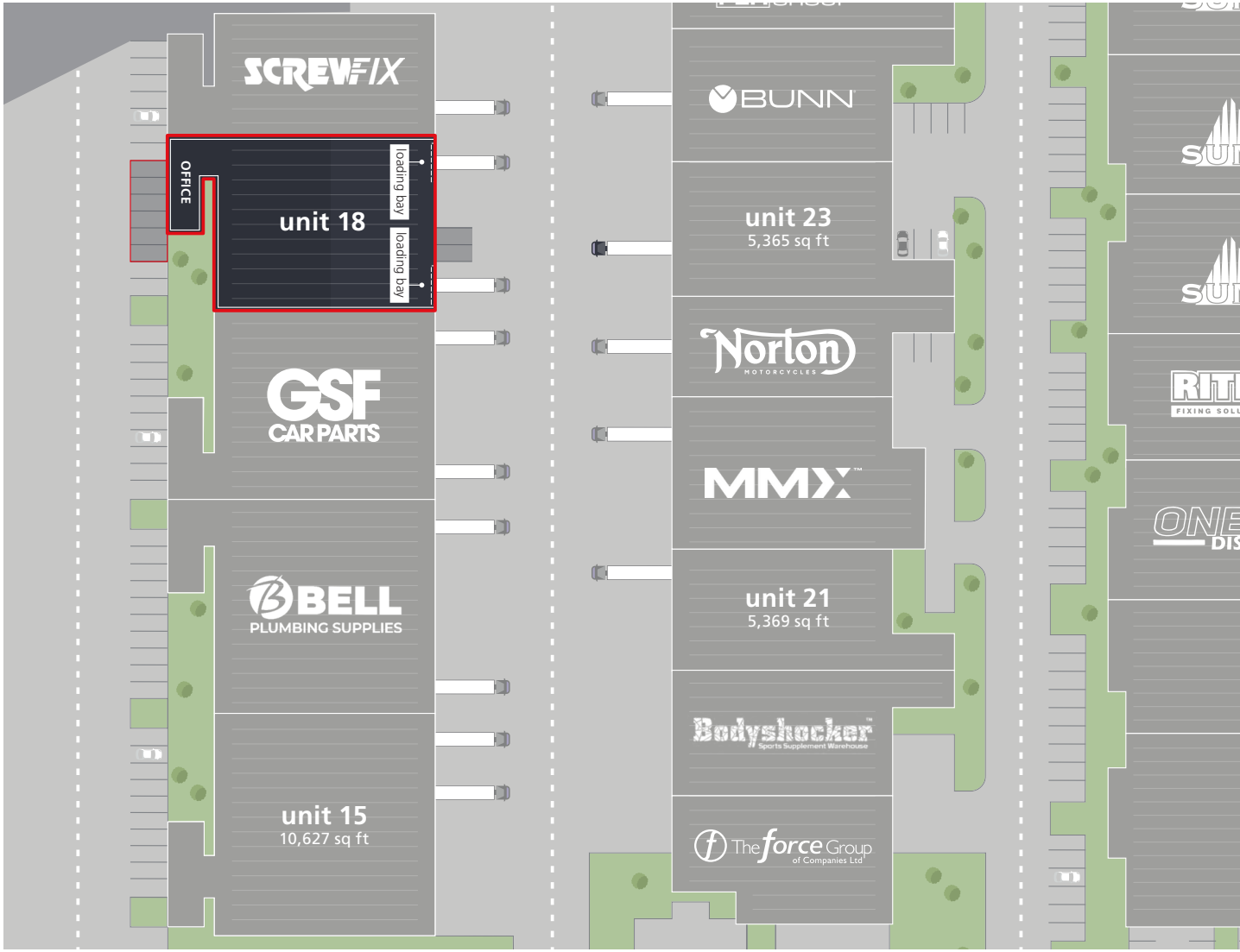
TARGETING EPC B

2 GROUND LEVEL LOADING DOORS

THREE PHASE POWER SUPPLY (70 KVA)

ON SITE SECURITY WITH GATEHOUSE AND CCTV

8 ALLOCATED CAR PARKING



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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

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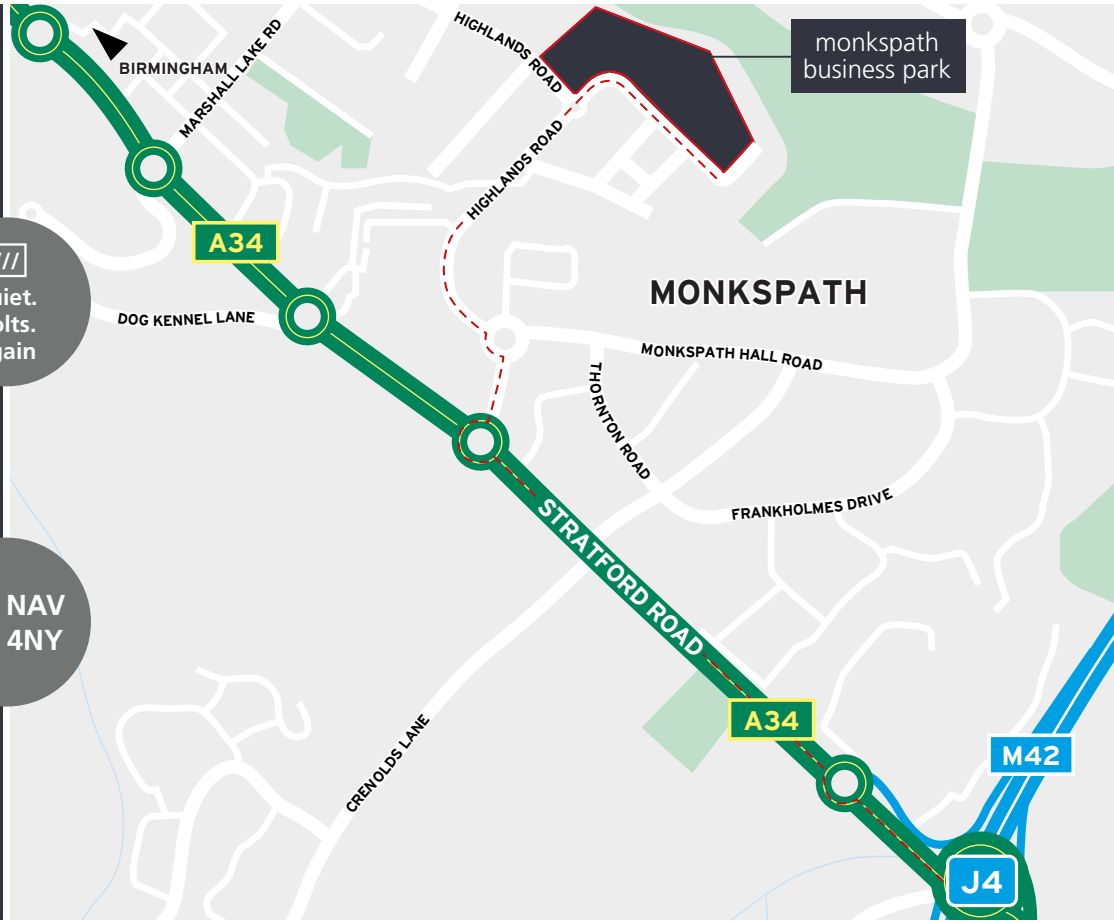
SAT NAV B90 4NY



FURTHER INFORMATION

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

savills.co.uk savills
0121 634 8400

Christian Smith
christian.smith@savills.com
07808 784 789

Katie Beswick
katie.beswick@savills.com
07779 926 822

AVISON YOUNG
0121 236 8236
avisonyoung.co.uk

Max Andrews
max.andrews@avisonyoung.com
07770 801 885

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