# unit 21

MONKSPATH BUSINESS PARK ■ HIGHLANDS ROAD ■ SOLIHULL ■ B90 4NY ■ ///MAKES.SAVING.MOON

CANMOOR









# Modern Industrial / Warehouse Unit

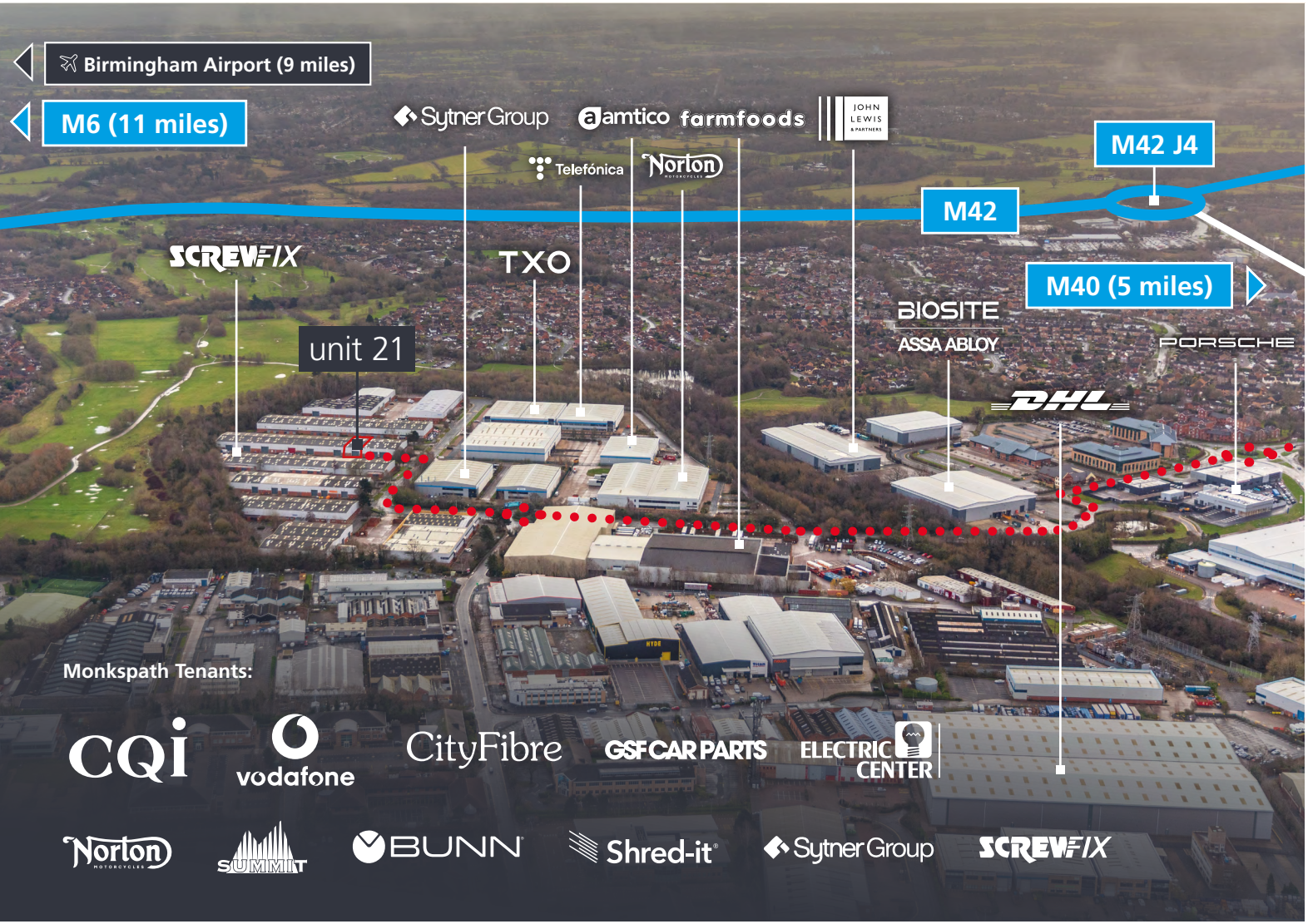
# 5,369 sq ft (498.8 sq m) **TO LET**

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

SOLIHULL

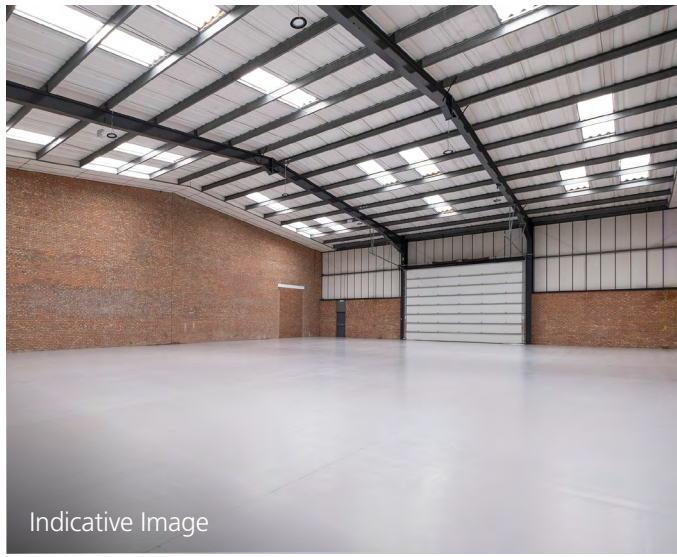
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Indicative Image


Indicative Image

# SOLIHULL

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## ACCOMMODATION

| UNIT 21 | SQ FT | SQ M |
|---|---|---|
| Ground Floor | 5,369 | 498.8 |
| **Total (GIA)** | **5,369** | **498.8** |

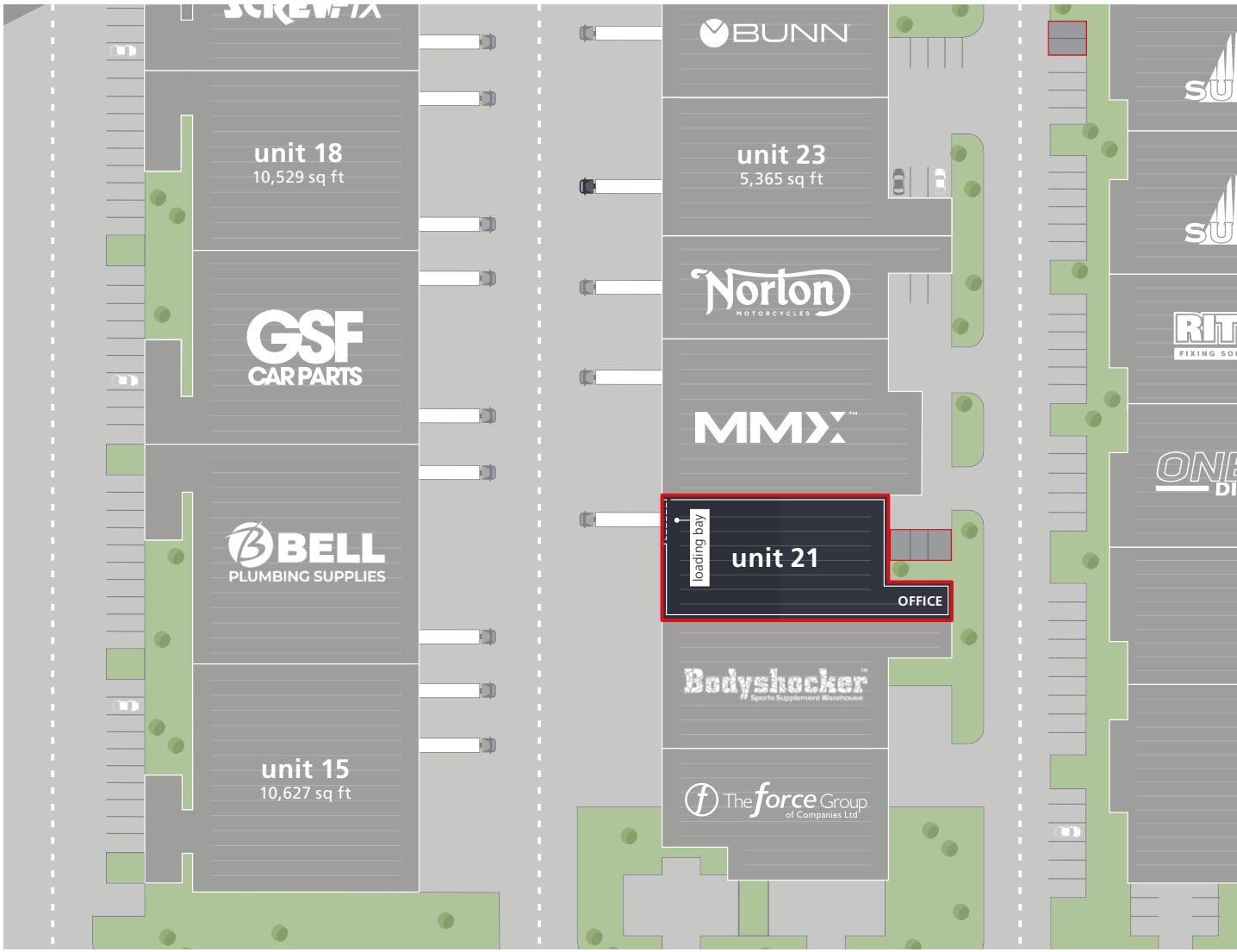
## DESCRIPTION

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
- GROUND LEVEL LOADING DOOR
- THREE PHASE POWER SUPPLY (70 KVA)
- ON SITE SECURITY WITH GATEHOUSE AND CCTV
- 5 ALLOCATED CAR PARKING




SOLIHULL

# unit 21

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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

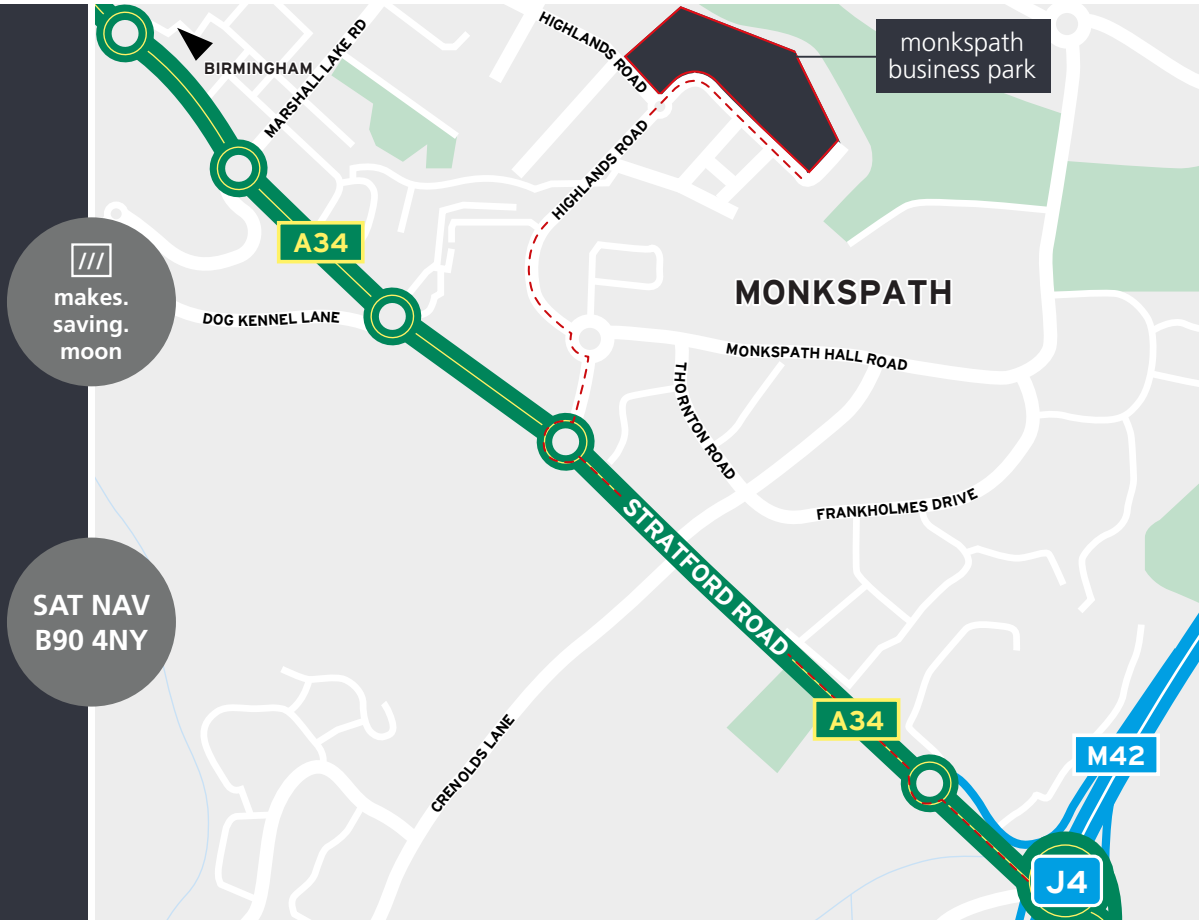
Source: Nomis

## 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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