unit 14

FRANKLEY INDUSTRIAL ESTATE ■ FROGMILL ROAD ■ RUBERY ■ BIRMINGHAM ■ B45 0LD ■ ///EVENTS.GIVES.BASKET

CANMOOR







Refurbished Warehouse With Trade Counter Potential

2,489 sq ft (231 sq m) **TO LET**

- 3 miles from M5 J4
- Well established, premier industrial estate
- Prominent trade counter location
- 6.14m eaves height
- 3 phase power
- Roller shutter door

BIRMINGHAM

unit 14

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DESCRIPTION

Unit 14 is a 2,489 sq ft steel portal framed industrial unit with insulated cladding, benefitting from an electronically operated loading door. The unit has an eaves height of 6.14m and benefits from ground floor offices. Externally, the unit has a yard to the front with designated car parking.

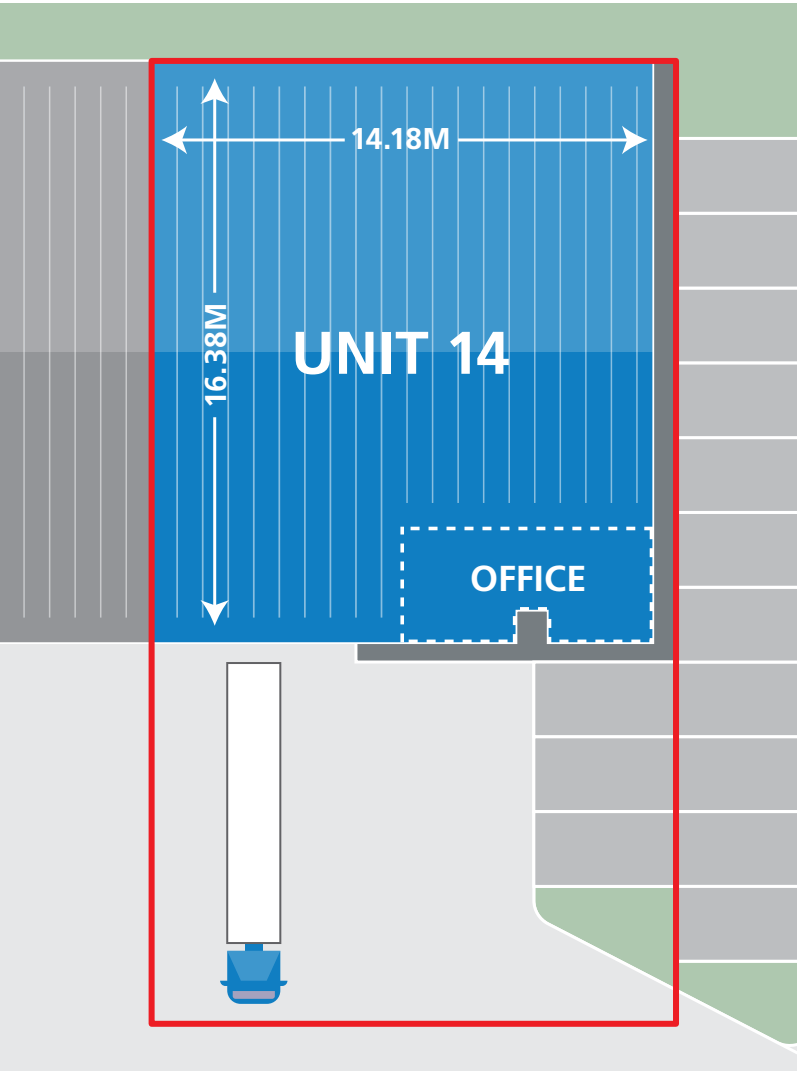
ACCOMMODATION

Unit 14	sq ft	sq m
Office	223	20.7
Warehouse	2,266	210.5
Total	**2,489**	**231.2**



BIRMINGHAM

CANMOOR





SPECIFICATION

- 6.14M EAVES HEIGHT
- SECURE GATED ESTATE
- ELECTRIC ROLLER SHUTTER DOOR
- 3 PHASE POWER
- 3 DESIGNATED CAR PARKING SPACES
- GROUND FLOOR OFFICES

HOWDENS JOINERY CO. · BPX · TOOLSTATION · SCREWFIX · McDonald's · licata · AISIN · NHS West Midlands Ambulance Service University NHS Foundation Trust

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LOCATION

Frankley Industrial Estate is situated approximately 8.5 miles south west of Birmingham City Centre, just 3 miles north of Junction 4 of the M5, off Frogmill Road, which is approximately 0.5 miles to the north of the Rubery by-pass (A38).

The surrounding area is predominantly residential, but incorporates the mixed-use development Great Park which includes office and leisure uses.

Birmingham, the UK's second largest city, is located at the heart of the West Midlands region and strategically located 116 miles north west of London, 87 miles south of Manchester and 12 miles south east of Wolverhampton.

EPC

EPC B.

CONNECTIVITY

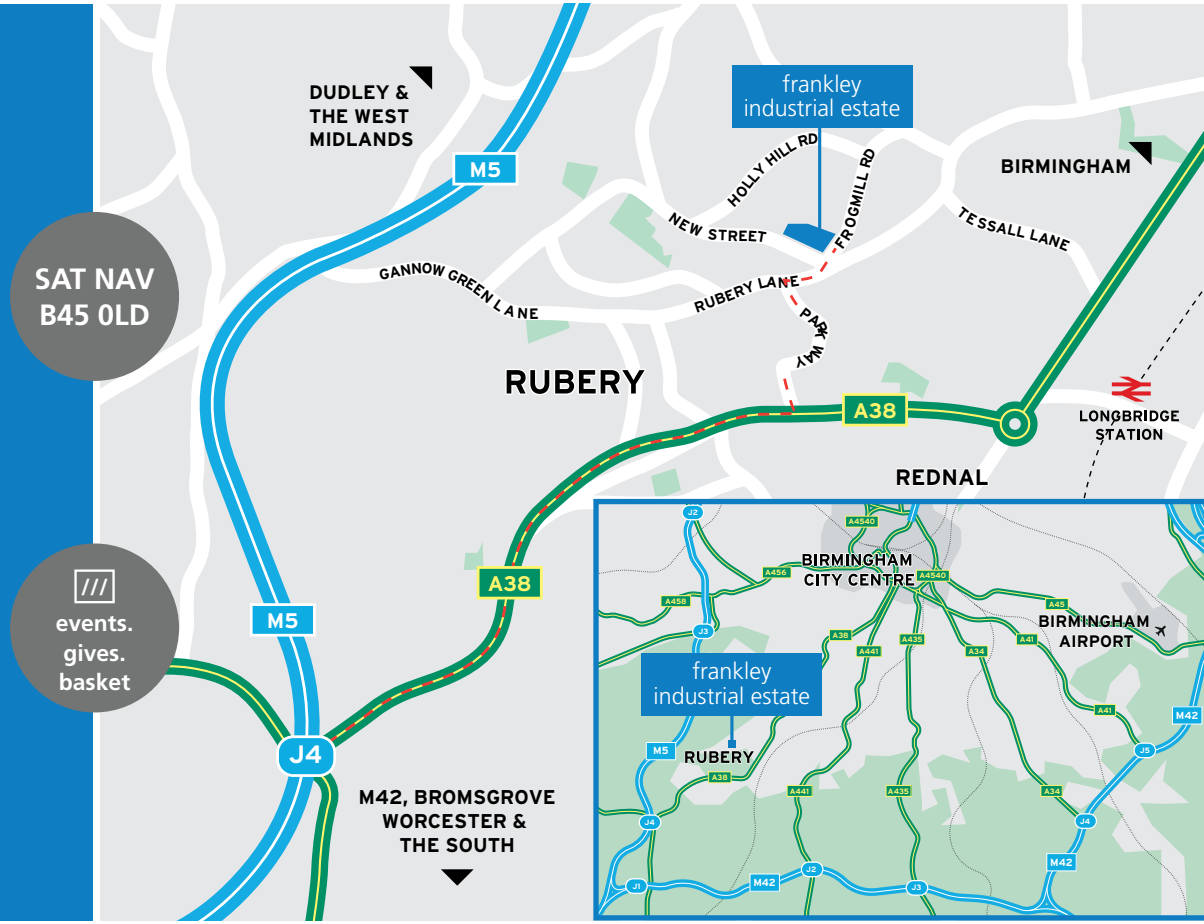
M5 J4	3 miles
M42 J2	5.2 miles
Birmingham	8.5 miles
Redditch	9.5 miles
Solihull	11.5 miles
M40	12 miles
M6 J6	19 miles
Coventry	30 miles
London	116 miles

Birmingham	26 miles

Longbridge	1.9 miles

SAT NAV B45 0LD

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FURTHER INFORMATION

For further information on available units please contact the agents:

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