Roman Way

Coleshill B46 1HG

Warehouse | 6,157 - 14,152 ft²

- 5.5m eaves height
- LED lighting
- Office space
- Roller shutter door
- New roof



Location & Connections

Situated in a well-established industrial area, these properties benefit from excellent transport connections. The site is located close to the A446 dual carriageway, just 3 miles from Junction 4 of the M6 and 2 miles from Junction 9 of the M42, offering easy access to the M1, M5, and M40. Birmingham International Airport and the NEC are in close proximity, while Coleshill Parkway Train Station is less than a mile away.











Description

Units 1 & 2 on Roman Way are available to lease individually or combined. Each unit features an internal clearance of 5.5m meters at the eaves, rising to 6.6 meters at the apex. The units include ancillary office space and toilet facilities, and LED lighting. The layout is suitable for a range of industrial, storage, and warehouse uses.

Further information

EPC
EPC is available upon request.

Terms
Available on new full repairing and insuring leases.

Legal costs
All parties will be responsible for their own legal costs incurred in the transaction.

Book a viewing

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Accommodation:

Unit	Property Type	Size (sq ft)	Availability	EPC
Unit 1	Warehouse	6,157	Immediately	C
Unit 2	Warehouse	7,995	Immediately	C
Total		14,152		

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly

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