harrislamb
PROPERTY CONSULTANCY

TO BE FULLY REFURBISHED FOR SUMMER 2027

TO LET

INDUSTRIAL/ TRADE WAREHOUSE WITH YARD
POTENTIAL FOR HIGH OFFICE CONTENT & PARKING

UNIT 2 FOCUS PARK, ASHBOURNE WAY, SOLIHULL, B90 4QU



12,212 sqft

(1,134.6 sqm) approx

PRIME WAREHOUSE IN HEART OF SOLIHULL INDUSTRIAL / TRADE AREA

YARD AND PARKING FOR 50+ CARS (APPROX)

8.3m EAVES / GF & FF OFFICES AND TO UNDERGO FULL REFURBISHMENT

LOCATION

The property is located on the popular Focus Park off Cranmore Boulevard, less than 1.5 miles from J4 of the M42, off Highlands Road, Solihull. The location provides excellent access to the national motorway network with both the M40 and M6 less than five miles away. Birmingham City Centre is located 8.5 miles north via the A34 (Stratford Road) and Birmingham Airport and Jaguar Land Rover are within 3 miles. Focus Park is one of the anchor destinations for trades business in the region, with surrounding occupiers including **Screwfix, Easy Bathrooms, Howdens, Topps Tiles, Wolesley and Selco.**

DESCRIPTION

The property comprises a modern, end-of-terrace warehouse of steel portal frame construction with profile clad and brickwork elevations with extensive parking and yard area. The property will undergo a full refurbishment for completion Spring 2027.

The warehouse is accessed via an electric roller shutter door and provides a concrete floor, 8.3m eaves (haunch height to 7.4m) approx, with extensive integral offices providing ground and first floor offices, toilets and kitchen area.

Externally, the units benefit from a yard area with separate, extensive car parking for 50 cars (approx).

AVAILABILITY/ TENURE

The property is available on a new full repairing and insuring lease following landlord refurbishment.

RENT

On application from the Agents

BUSINESS RATES

Rateable Value (2026) - £88,500

ACCOMMODATION

	SQM	SQFT
Warehouse	475.0	5,112.9
Offices	614	6,609.1
Mezzanine	45.6	490.8
TOTAL GIA	**1,134.6**	**12,212.8**

EPC

Post refurbishment to be B rating. Current rating C (73).

SERVICE CHARGE

A service charge will be payable. Further information available from the Agents.

VAT

All prices quoted are exclusive of VAT, which may be chargeable.

ANTI-MONEY LAUNDERING:

The money laundering regulations require identification checks are undertaken for all parties purchasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing entity.

VIEWING

Strictly via sole agents:

HARRIS LAMB

Contact: Neil Slade
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Mobile: 07766 470 384

Tel: 0121 4559455

Date: October 2026

SUBJECT TO CONTRACT



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Harris Lamb Limited Conditions under which Particulars are issued

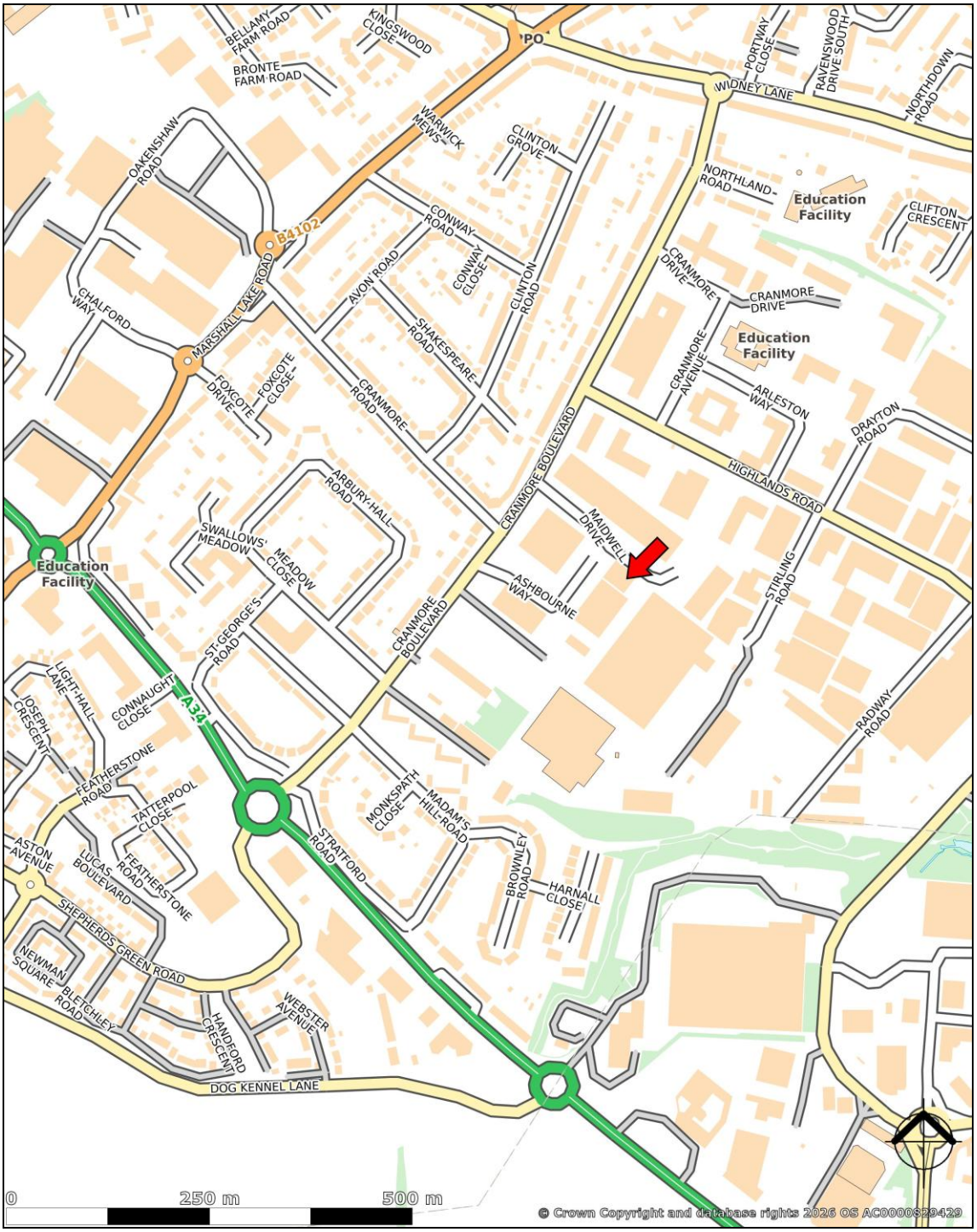
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NORTHDOWN ROAD
WIDNEY LANE
OAKENSHAW ROAD
B4102
CONWAY ROAD
CONWAY CLOSE
CLINTON ROAD
NORTHLAND ROAD
Education Facility
CLIFTON CRESCENT
CRANMORE DRIVE
CRANMORE AVENUE
CHALFORD WAY
MARSHALL LAKE ROAD
AVON ROAD
SHAKESPEARE ROAD
FOXCOTE DRIVE
FOXCOTE CLOSE
CRANMORE ROAD
ARLESTON WAY
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HIGHLANDS ROAD
CRANMORE BOULEVARD
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