



UNITS 1, 2 AND 3 ROMAN WAY, COLESHILL, BIRMINGHAM, B46 1HG

INDUSTRIAL FOR SALE | 35,825 SQ FT

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

A rare opportunity to acquire a freehold industrial facility comprising three industrial units. Available as an investment or vacant.

- Freehold Tenure
- Currently Generating £210,000 PA
- Established Industrial Location
- Ample Car Parking



DESCRIPTION

The property comprises a small estate of three industrial warehouse premises of traditional steel portal frame construction with full height brick and block elevations.

Unit 1 comprises a two bay warehouse of varying eaves height and in and out loading access onto the yard area.

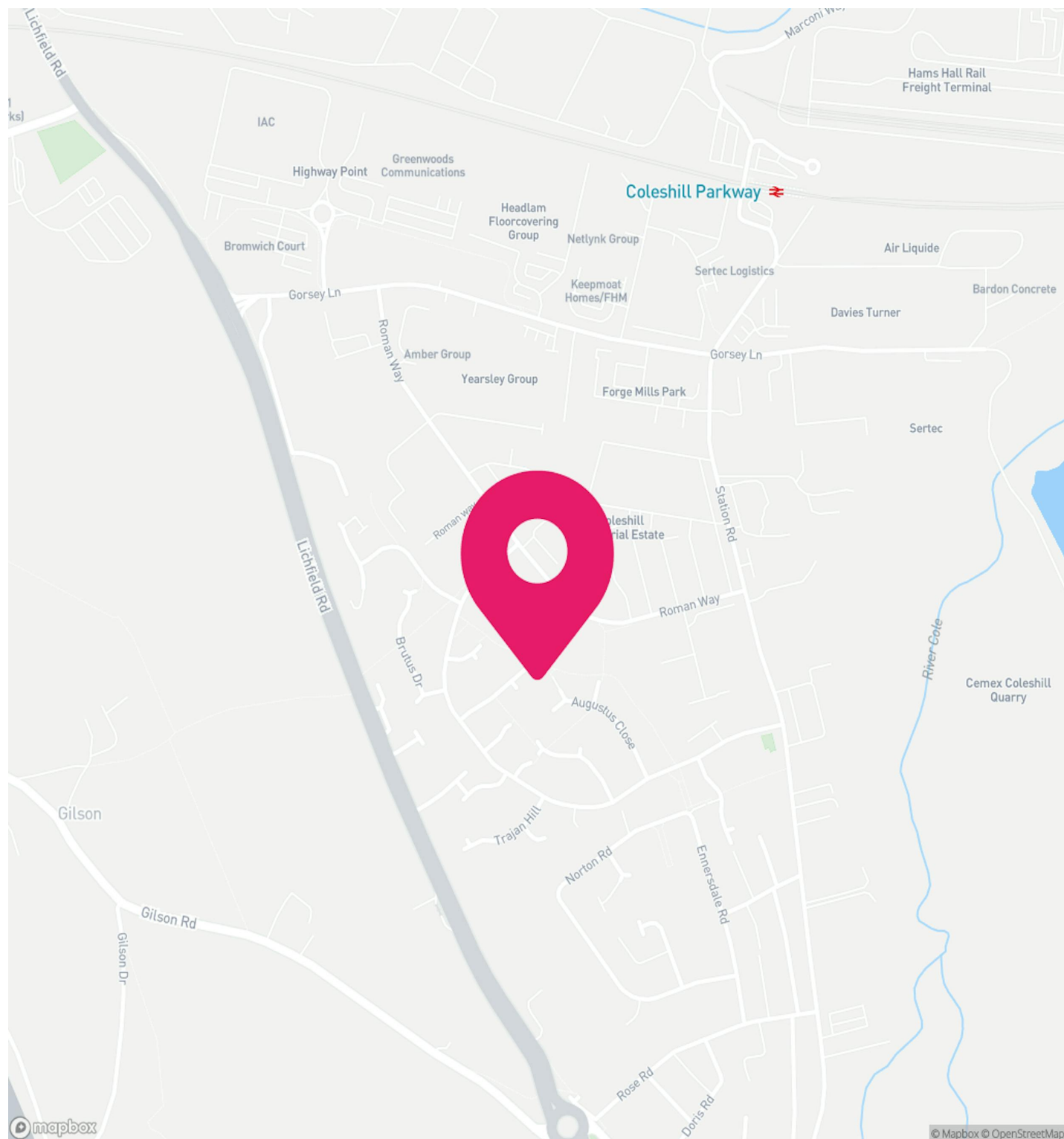
Units 2 and 3 are three interconnecting bays providing ground floor workshop and warehouse with first floor office and stores. Loading doors provide access to the front of the property and car parking is provided to the front and rear of the premise.



LOCATION

The property is situated along Roman Way in Coleshill, a well-established industrial location adjacent to the main A446 dual carriageway and within 3 miles of J4 of the M6 and 2 miles from J9 of the M42 and J1 of the M6 Toll. Easy access is therefore also gained to the M1, M5 and M40 motorways.

The National Exhibition Centre, Birmingham International Airport, Birmingham International Railway Station, and Coleshill Railway Station are all within a few minutes' drive.





AVAILABILITY

Name	sq ft	sq m	Availability
Unit - 1	14,823	1,377.10	Available
Unit - 2-3	21,002	1,951.15	Available
Total	35,825	3,328.25	

TENANCY INFORMATION

Unit 1 is let to Oaklands Plastics Limited at £60,000 pa who are holding over on a historic 5-year lease. Oaklands are prepared to commit to a new 3-year FRI lease or provide vacant possession within a time scale to be negotiated. Units 2 and 3 are owner occupied and let to RS Fleet Installations Ltd who are prepared to enter into a new 3-year FRI lease at £150,000 or provide vacant possession subject to terms.

VAT

All prices quoted are exclusive of VAT which we understand is payable.

PLANNING USE

We understand the property has planning permission under Use Class B2 and B8.

SERVICES

We understand all mains services are understood to be available in the vicinity of the site, but prospective purchasers should make their own enquiries as to the suitability of the services for their particular requirement.

ENERGY PERFORMANCE CERTIFICATE

Available upon request.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred during this transaction.

PRICE

Offers in the region of £3,100,000

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT

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