

COLESHILL TRADING ESTATE

STATION RD ▲ COLESHILL ▲ BIRMINGHAM ▲ B46 1JP ▲ //HINTS.CHEFS.CAKES



Office and Welfare Space

Near A446 and 3 Miles from M6 J4

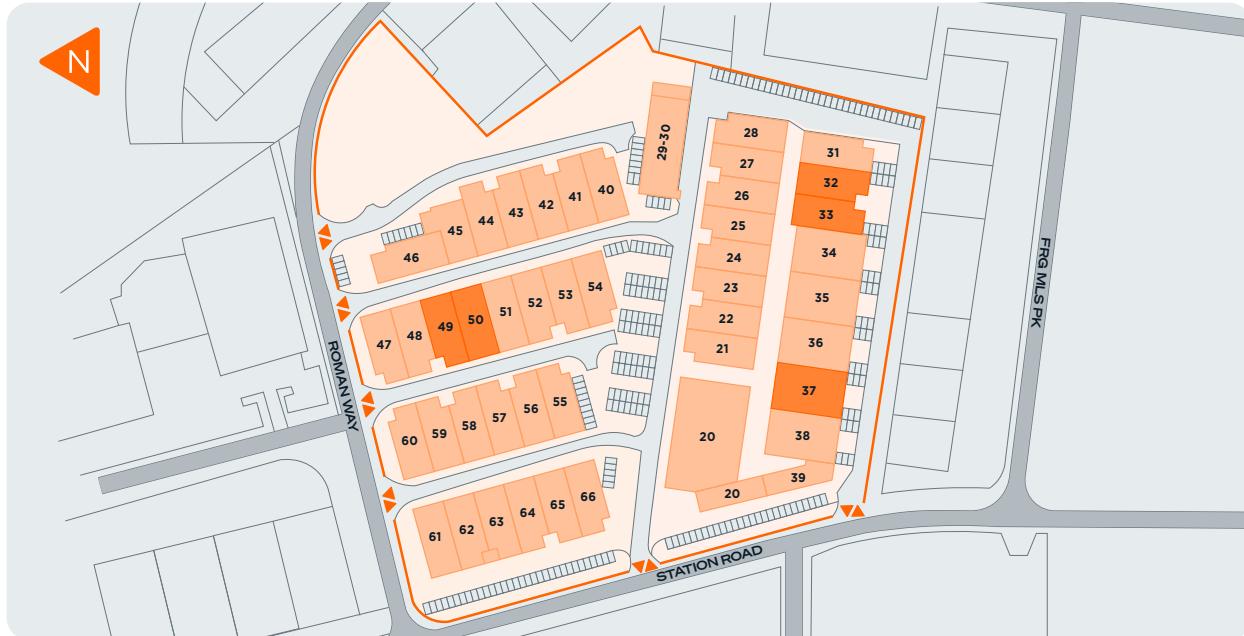
Ideal for Industrial, Storage or Business Use

Established Industrial Location with Strong Links

REFURBISHED WAREHOUSE / INDUSTRIAL UNITS
3,398 SQ FT - 7,135 SQ FT - TO LET

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Situated in a well-established industrial area, this property benefits 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.

| Unit | Warehouse (Sq Ft) | Office (Sq Ft) | Total (Sq Ft) |
|-----------------------------------|-------------------|----------------|---------------|
| 32 UNDER REFURBISHMENT | - | - | 3,420 |
| 33 UNDER REFURBISHMENT | 2,935 | 463 | 3,398 |
| 37 | 4,524 | 782 | 5,306 |
| 49 & 50 UNDER REFURBISHMENT | 5,739 | 1,396 | 7,135 |

- LED Lighting
- 10% Roof Lights
- Refurbished Accommodation
- B2,B8 & E Class Consents

**fisher
german**

Ellie Fletcher
07974 431 243
ellie.fletcher@fishergerman.co.uk

Mike Price
07909 596 051
mike.price@fishergerman.co.uk

White Rose
CHARTERED SURVEYORS

Luke Neal
07790 913 286
In@whiteroseproperty.co.uk

Chris White
07976 753 604
chrisw@whiteroseproperty.co.uk

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BIG BOX**®