



Coleshill Trading Estate

Unit 38, Coleshill Industrial Estate, Birmingham, B46 1JP

A well established trading estate with good roadside prominence within 3 miles of J4 of the M5 and 2 miles of J9 of the M42.

3,398 to 11,342 sq ft
(315.68 to 1,053.71 sq m)

- Under Refurbishment
- Roller Shutter Door Access
- Good quality office accommodation
- Dedicated parking adjacent to each unit
- Good Loading facilities
- 3 Phase electricity

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Summary

| | |
|----------------|-----------------------|
| Available Size | 3,398 to 11,342 sq ft |
| EPC Rating | Upon enquiry |

Description

Coleshill Trading Estate is a well established estate in Coleshill and provides easy access to local amenities. Existing occupiers include Greggs located towards the front of the estate.

Units are available from 3,400 sq ft with opportunities to combine to create a larger space. Please enquire for further details on units under refurbishment.

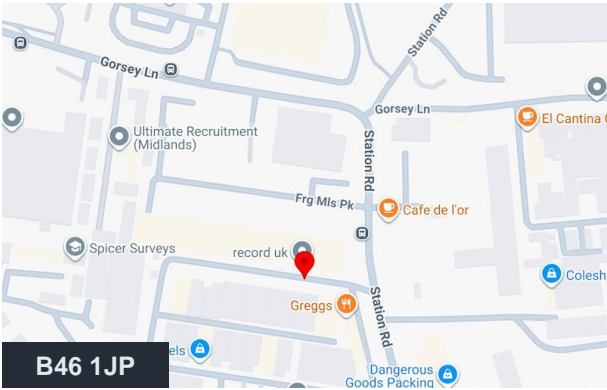
Location

Coleshill Trading Estate is a well located trading estate situated adjacent to the main A446 dual carriageway. The estate is located within 3 miles of J4 of the M5, 2 miles from J9 of the M42 and J1 of the M6 Toll. This is turn provides easy access to the wider UK motorway network.

Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m | Availability |
|-----------|--------|----------|--------------|
| Unit - 32 | 3,420 | 317.73 | Coming Soon |
| Unit - 33 | 3,398 | 315.68 | Coming Soon |
| Unit - 37 | 4,524 | 420.29 | Available |
| Total | 11,342 | 1,053.70 | |



Viewing & Further Information



Ellie Fletcher
01213 891507 | 07974 431243
ellie.fletcher@fishergerman.co.uk



Mike Price
0121 561 7888 | 07909 596 051
mike.price@fishergerman.co.uk

COLESHILL TRADING ESTATE

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Office and
Welfare Space

Near A446 and 3
Miles from M6 J4

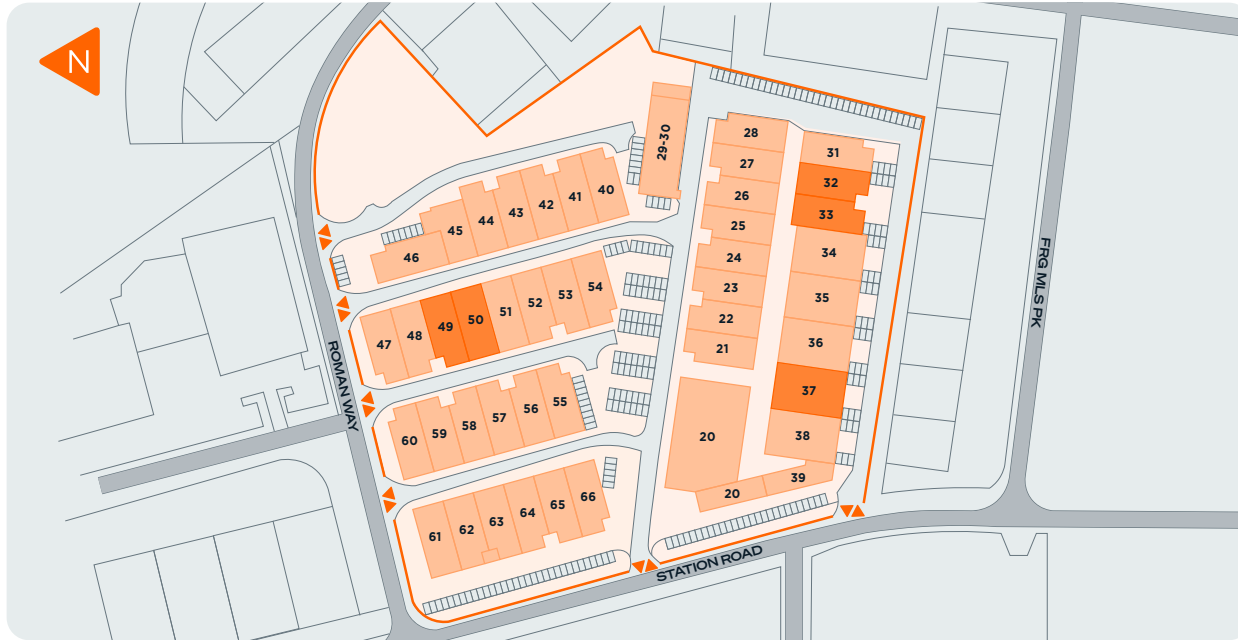
Ideal for Industrial,
Storage or Business Use

Established Industrial
Location with Strong Links

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

COLESHILL TRADING ESTATE

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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 | 3,398 |
| 37 | | 782 | 5,306 |
| 49 & 50 | UNDER REFURBISHMENT | 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
ln@whiteroseproperty.co.uk

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

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