



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.

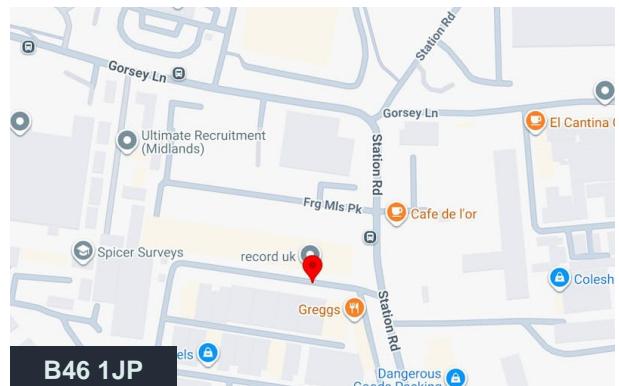
Location

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 in 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



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Office and Welfare Space

Near A446 and 3 Miles from M6 J4

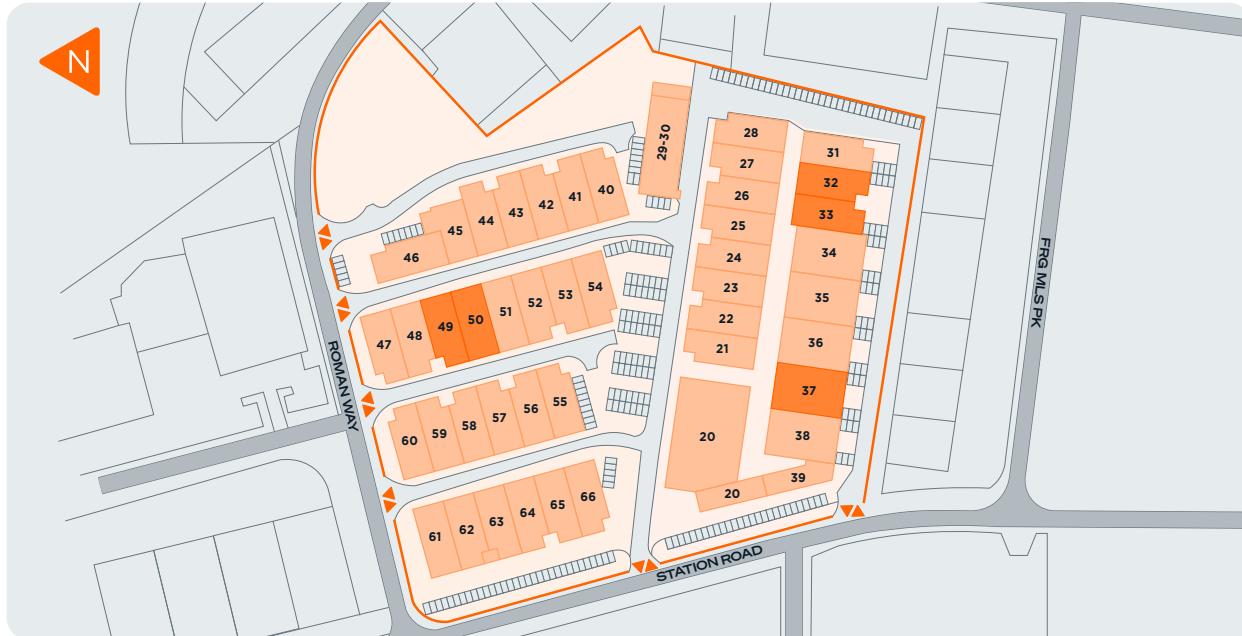
Ideal for Industrial, Storage or Business Use

Established Industrial Location with Strong Links

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

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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

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