

unit 14

FRANKLEY INDUSTRIAL ESTATE ■ FROGMILL ROAD ■ RUBERY ■ BIRMINGHAM ■ B45 0LD ■ ///GOAT.BOWLS.ALLY

CANMOOR



Modern Warehouse With Trade Counter Potential 2,723 sq ft (253 sq m) **TO LET**

- 3 miles from M5 J4
- Well established, premier industrial estate
- Prominent trade counter location
- 6.14m eaves height
- 3 phase power
- Roller shutter door

BIRMINGHAM

unit 14

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DESCRIPTION

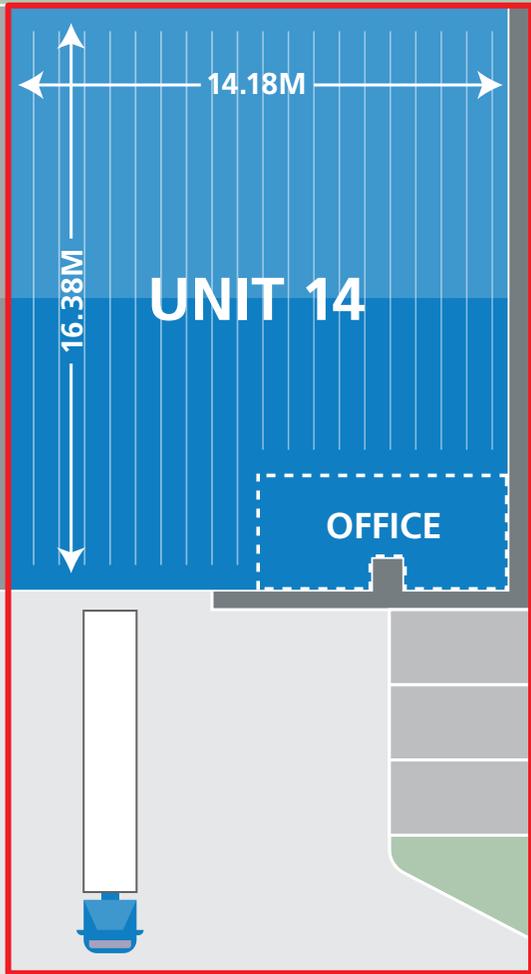
Unit 14 is a 2,723 sq ft steel portal framed industrial unit with insulated cladding, benefitting from an electronically operated loading door. The unit has an eaves height 6.14m and benefits from ground floor offices. Externally, the unit has a yard to the front with designated car parking.

ACCOMMODATION

| Unit 14 | sq ft | sq m |
|--------------|--------------|------------|
| Office | 223 | 20.7 |
| Warehouse | 2,266 | 210.5 |
| Total | 2,723 | 253 |



BIRMINGHAM



SPECIFICATION



6.14M
EAVES HEIGHT



SECURE
GATED ESTATE



1 LEVEL ACCESS LOADING
BAY DOOR (4.5M X 5M)



3 PHASE
POWER



3 DESIGNATED CAR
PARKING SPACES



GROUND FLOOR
OFFICES



unit 14



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LOCATION

Frankley Industrial Estate is situated approximately 8.5 miles south west of Birmingham City Centre, just 3 miles north of Junction 4 of the M5, off Frogmill Road, which is approximately 0.5 miles to the north of the Rubery by-pass (A38).

The surrounding area is predominantly residential, but incorporates the mixed-use development Great Park which includes office and leisure uses.

Birmingham, the UK's second largest city, is located at the heart of the West Midlands region and strategically located 118 miles north west of London, 87 miles south of Manchester and 12 miles south east of Wolverhampton.

EPC

EPC B.

CONNECTIVITY



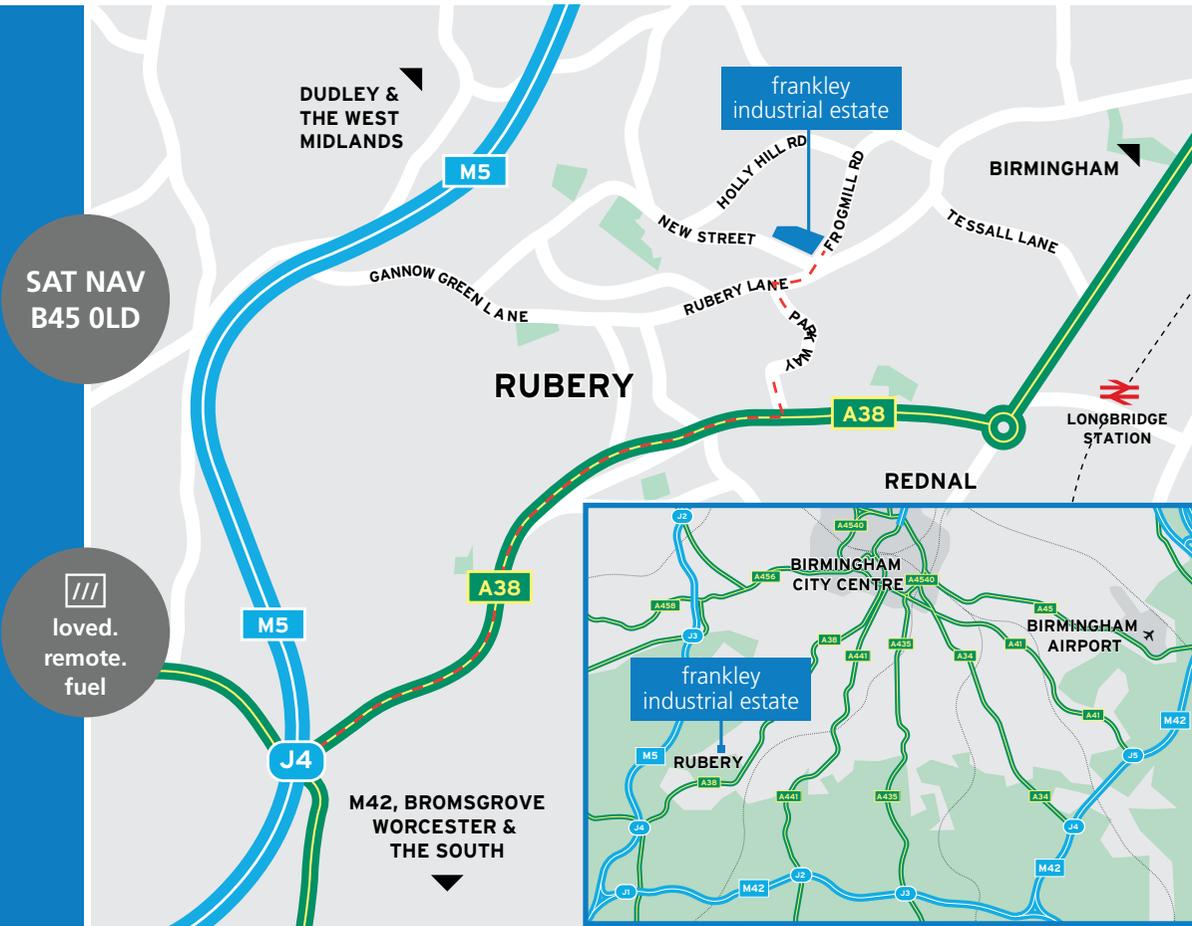
| | |
|------------|------------|
| M5 J4 | 3 miles |
| M42 J2 | 5.2 miles |
| Birmingham | 8.5 miles |
| Redditch | 9.5 miles |
| Solihul | 11.5 miles |
| M40 | 12 miles |
| M6 J6 | 19 miles |
| Coventry | 30 miles |
| London | 116 miles |



| | |
|------------|----------|
| Birmingham | 26 miles |
|------------|----------|



| | |
|------------|-----------|
| Longbridge | 1.9 miles |
|------------|-----------|



SAT NAV
B45 0LD

loved.
remote.
fuel

FURTHER INFORMATION

For further information on available units please contact the agents:

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