

**fisher
german**

Unit 37, Coleshill Trading Estate

Leasehold
Warehouse Unit

Station Road, Birmingham, B46 1JP

5,306 Sq Ft (492.93)



To Let



Amenities



Working Height
3.5m - 6.7m



Roller Shutter
Door



LED Lighting



Kitchenette



Dedicated
Parking



Good Connections
to M42 & M6

Unit 37, Coleshill Trading Estate

5,306 Sq Ft (492.93 Sq M)

Description

Unit 37, located on Coleshill Trading Estate, measures 5,306 sq ft and is presented in a refurbished condition with energy efficient LED lighting.

The unit features an internal height of 3.5m at the eaves, rising to 6.7m at the apex. It includes office space, toilet facilities and a kitchenette, providing a practical layout for a range of industrial, storage or business uses.

Location

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.

Accommodation

Description	Sq Ft	Sq M
Unit 37	5,306	492.93

Locations

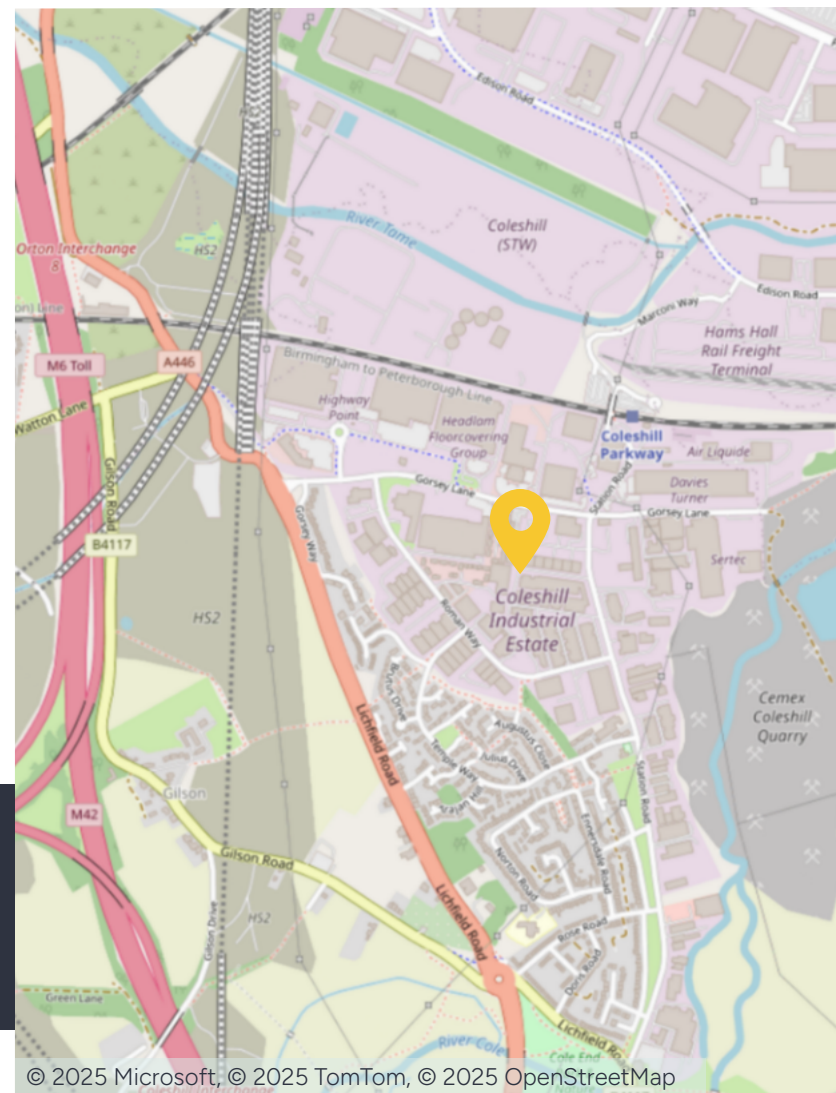
Birmingham: 12.6 miles
Coventry: 13.7 miles
Sutton Coldfield: 9.1 miles

Nearest station

Coleshill Parkway: 0.5 miles

Nearest airport

Birmingham International: 5.4 miles



Further information

Rent

On application.

Lease Terms

Available on new full repairing and insuring leases.

Business Rates

Occupiers will be responsible for paying business rates directly to the local authority.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

EPC

EPC is available upon request.

Service Charge

A service charge is payable in respect of the upkeep of the common parts.

Insurance

The landlord will take out annual buildings insurance with a recognised insurance company, the cost of which will be reimbursed by the tenant.

Anti Money Laundering

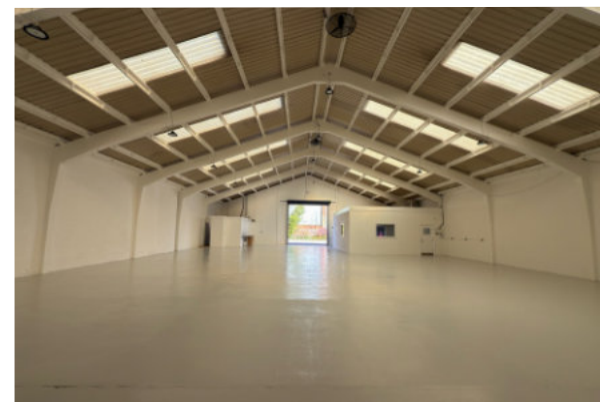
The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

Strictly by prior arrangement with Fisher German or our joint agents White Rose Property.



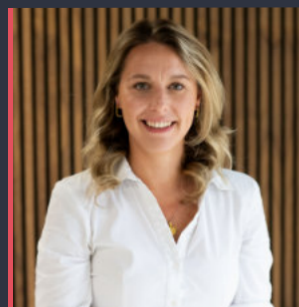
Contact us



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Particulars dated October 2025. Photographs dated October 2025.



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