

COLESHILL TRADING ESTATE

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



Office and
Welfare Space

Ideal for Industrial,
Storage or Business Use

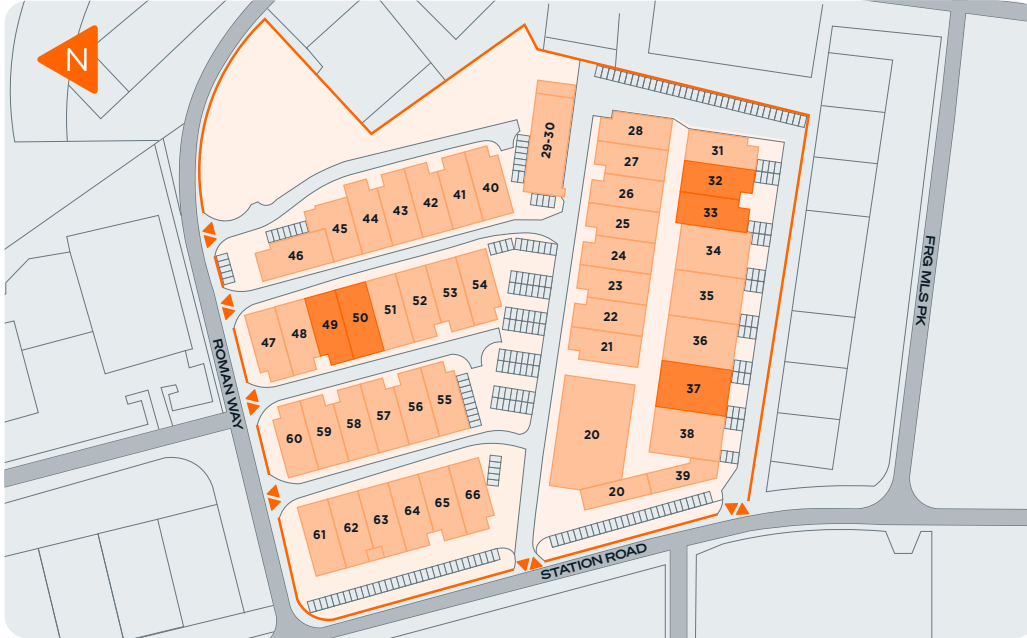
Established Industrial
Location with Strong Links

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

Located near the A446, 3 miles
from M6 and 2 miles from M42

COLESHILL TRADING ESTATE

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



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		4,524	5,306
49	UNDER REFURBISHMENT	-	3,432
50	UNDER REFURBISHMENT	-	3,639



LED Lighting



10% Roof Lights



Refurbished Accommodation



B2, B8 & E Use 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



Units 49 & 50 can be combined.

Misrepresentation Act 1967. The particulars are not to be considered a formal offer, they are for information only and give a general idea of the property. They are not to be taken as forming any part of a resulting contract nor be relied upon as statements or representations of fact. Whilst every care is taken in their preparation no liability can be accepted for their accuracy. Intending purchasers must satisfy themselves by personal inspection or otherwise as to the correctness of these particulars which are issued on the understanding that all negotiations are conducted through Fisher German and White Rose. January 2026. **Designed & Produced by cormackadvertising.com**