



HAMS HALL 145

Modern Distribution Warehouse Facility
144,996 Sq Ft (13,471 Sq M)

TO LET

Coleshill, Birmingham B46 1AQ



PREMIER DISTRIBUTION

Hams Hall 145 is a modern distribution warehouse facility benefiting from the following Grade A specification:

	Sq Ft	Sq M
Warehouse	131,315	12,199.56
First Floor	13,681	1,271.01
Total	144,996	13,470.57



11.5m Clear Working Height



10 Dock Level Loading Doors



3 Level Access Doors



50kN / Sq M Floor Loading



50m Secure Service Yard



LED Lighting to Warehouse



Canteen and Locker Rooms to Warehouse



Gas Fired Heating to Warehouse



34 HGV Parking Spaces



90 Car Parking Spaces



Double Storey Office Accommodation



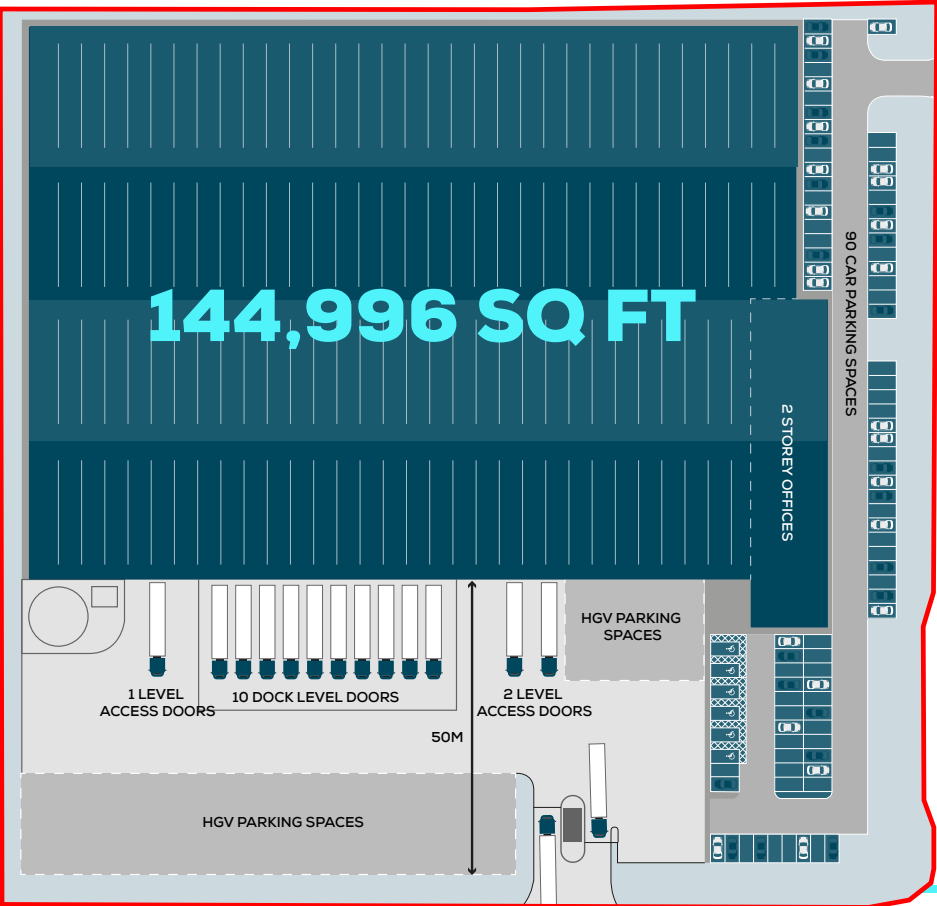
Part Racked

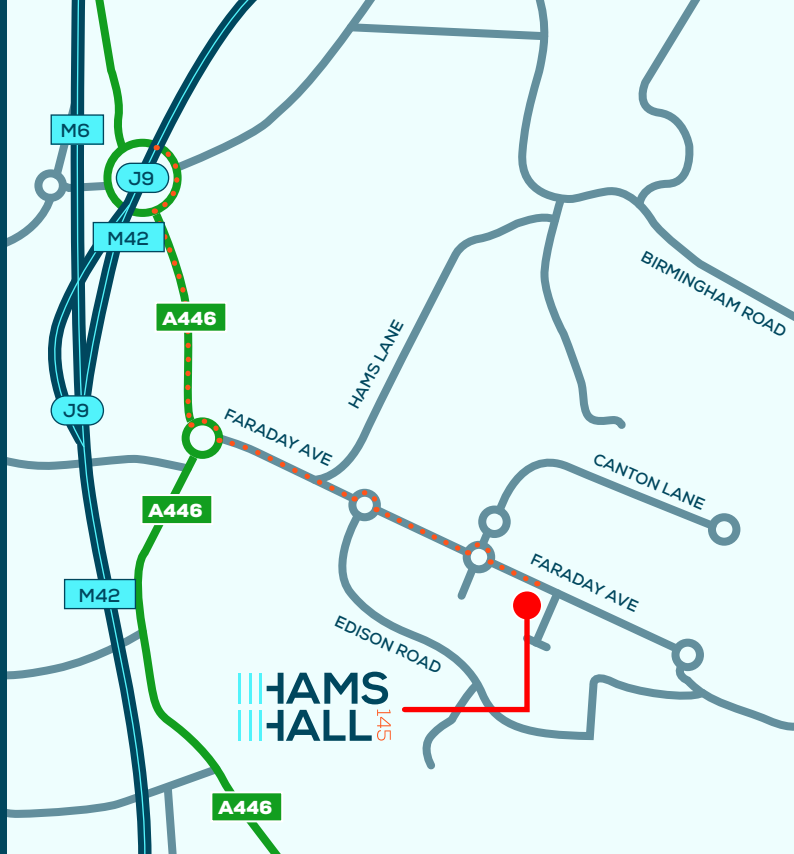


Passenger Lift



EPC A-23





LOCATION

Hams Hall is one of the Midlands premier distribution parks providing swift access to the motorway network. Junction 9 of the M42 is approximately two miles to the north west and provides road links to junction 4 of the M6 approximately 5.6 Miles to the south. The warehouse also benefits from close proximity to junction 1 of the M6 toll, which provides access to the M6 to the North West. The park benefits from an on site intermodal rail freight terminal which connects with the ports of Southampton, Felixstowe and Ipswich.

Hams Hall is within a 20 minute drive time of the two major Jaguar Land Rover car plants at Castle Bromwich and Solihull.

TENURE

The premises are available by way of an assignment of the current lease expiring 5th May 2036 or alternatively, by way of a sub lease for a term to be agreed.

RENT

Available on Request

VIEWING & FURTHER INFORMATION

Please contact our joint sole agents



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