

**Mileway**

# Coleshill Trading Estate Birmingham

Available to Let  
Warehouse  
5,306 sq ft

37

37



Roller shutter door



Good connections to M42 and M6



Working height from 35m



Dedicated parking



# Coleshill Trading Estate

Station Road Birmingham B46 1JP



## 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 3.5 meters at the eaves, rising to 6.7 meters 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.

## EPC

EPC is available upon request.

## VAT

VAT will be payable where applicable.

## Terms

Available on new full repairing and insuring leases.

## Legal Costs

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

## Viewing / Further Information

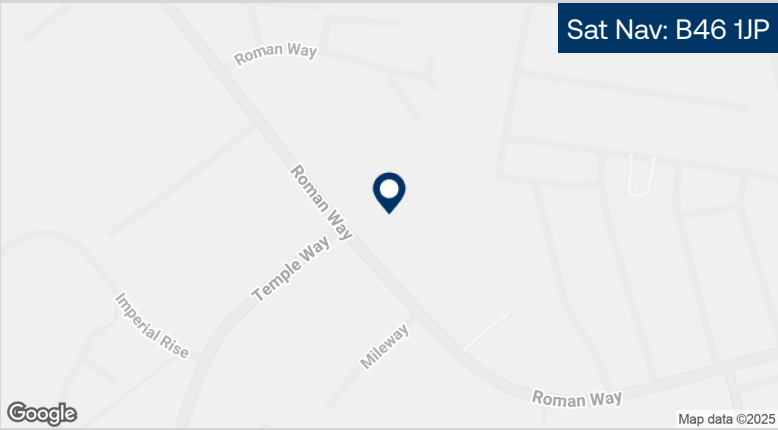
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## Accommodation:

Unit	Property Type	Size (sq ft)	Availability
Unit 37	Warehouse	5,306	Immediately
Total		5,306	

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