

# unit 15

FRANKLEY INDUSTRIAL ESTATE ■ FROGMILL ROAD ■ RUBERY ■ BIRMINGHAM ■ B45 0LD ■ ///AWAKE.ABLE.LIFTS

CANMOOR



Indicative Image



## Modern Warehouse With Trade Counter Potential 11,195 sq ft (1,039 sq m) **TO LET**

- 3 miles from M5 J4
- Well established, premier industrial estate
- Prominent trade counter location
- 6.46m eaves height
- 3 phase power
- Roller shutter door

# BIRMINGHAM

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## DESCRIPTION

Unit 15 is a 11,195 sq ft steel portal framed industrial unit with insulated cladding, benefitting from an electronically operated loading door. The unit has an eaves height 6.46m and benefits from ground floor offices. Externally, the unit has a yard to the front with designated car parking.

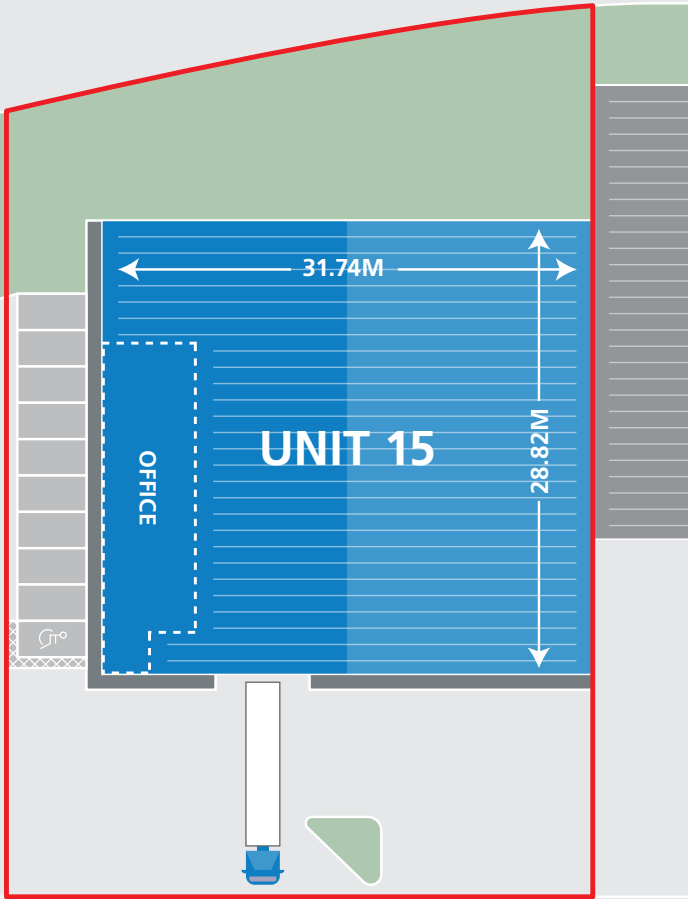
## ACCOMMODATION

Unit 15	sq ft	sq m
Office	1,340	124
Mezzanine	1,340	124
Warehouse	8,515	791
<b>Total</b>	<b>11,195</b>	<b>1,039</b>



Indicative Image

# BIRMINGHAM



SPECIFICATION



6.46M  
EAVES HEIGHT



SECURE  
GATED ESTATE



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



3 PHASE  
POWER



1,340 SQ FT  
OF TENANT  
MEZZANINE



11 DESIGNATED  
CAR PARKING  
SPACES



1,340 SQ FT OF  
GROUND FLOOR  
OFFICES



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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



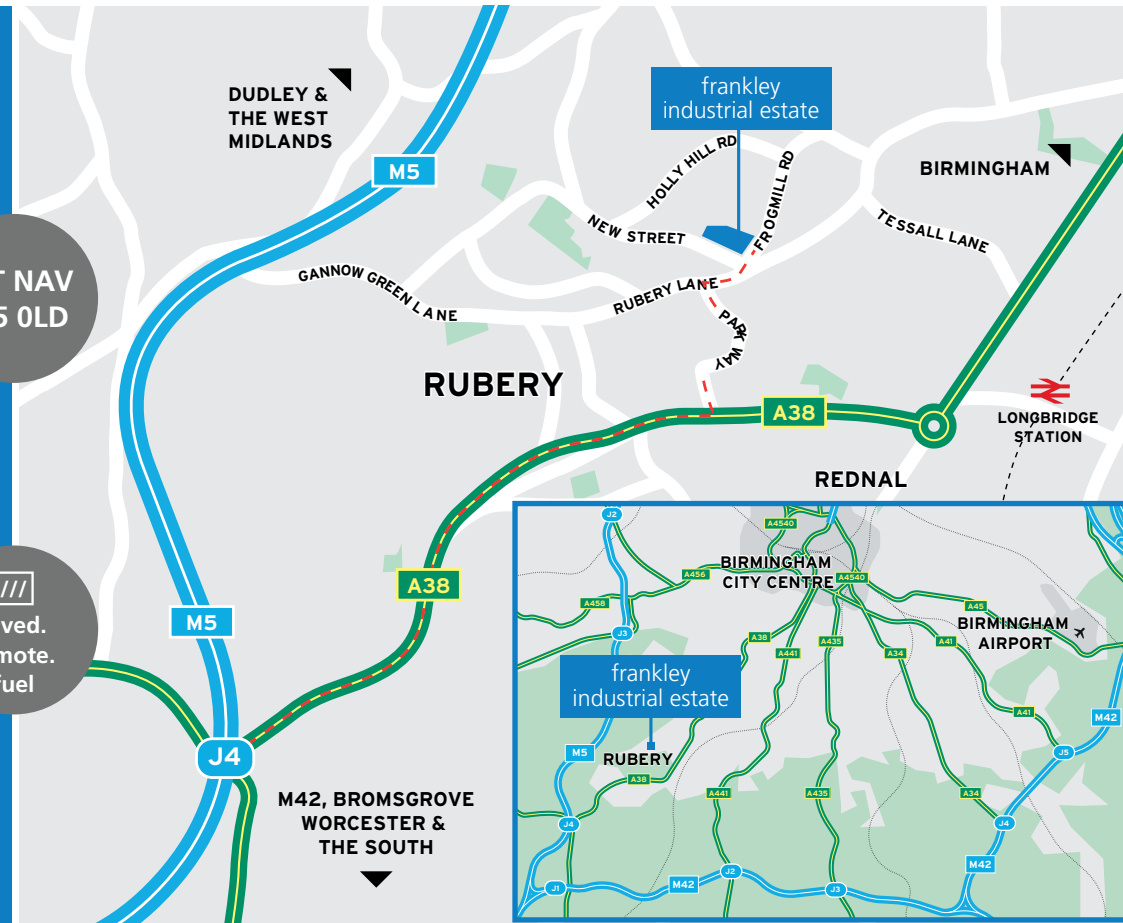
Birmingham	26 miles
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Longbridge	1.9 miles
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SAT NAV  
B45 OLD

///  
loved.  
remote.  
fuel



## FURTHER INFORMATION

For further information on available units please contact the agents:

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