

COLESHILL TRADING ESTATE

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



Office and Welfare Space

Ideal for Industrial, Storage or Business Use

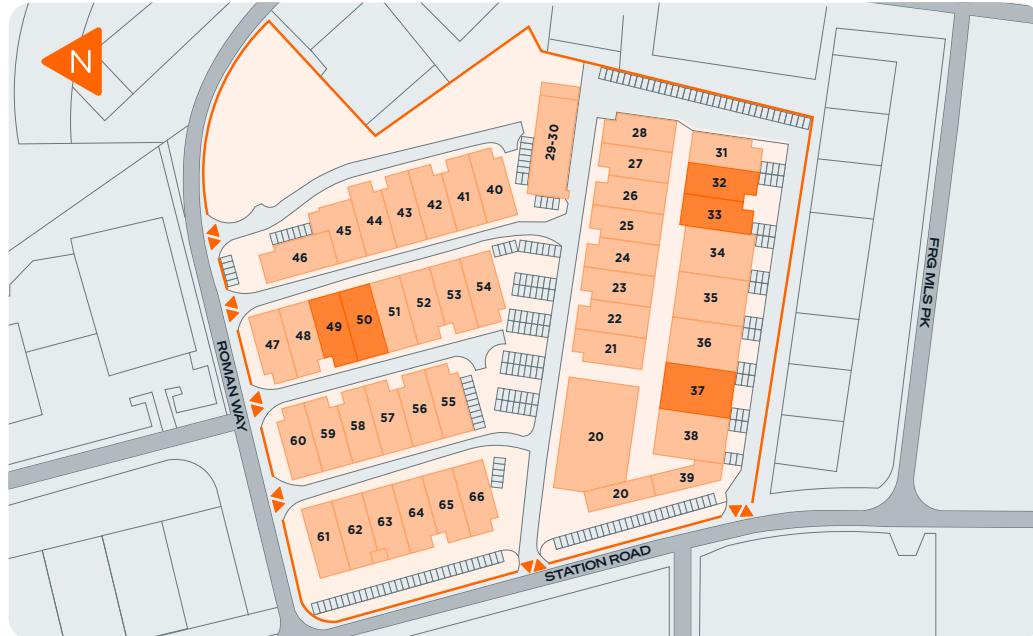
Established Industrial Location with Strong Links

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

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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	463	3,398
37	4,524	782	5,306	
49	UNDER REFURBISHMENT	-	3,432	
50	UNDER REFURBISHMENT	-	3,639	

Units 49 & 50 can be combined.



LED
Lighting



10% Roof
Lights



Refurbished
Accommodation



B2, B8 & E Use
Class Consents

**fisher
german**

Ellie Fletcher
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White Rose
CHARTERED SURVEYORS

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**TRITAX
BIG BOX®**