

COLESHILL TRADING ESTATE

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



Office and
Welfare Space

Ideal for Industrial,
Storage or Business Use

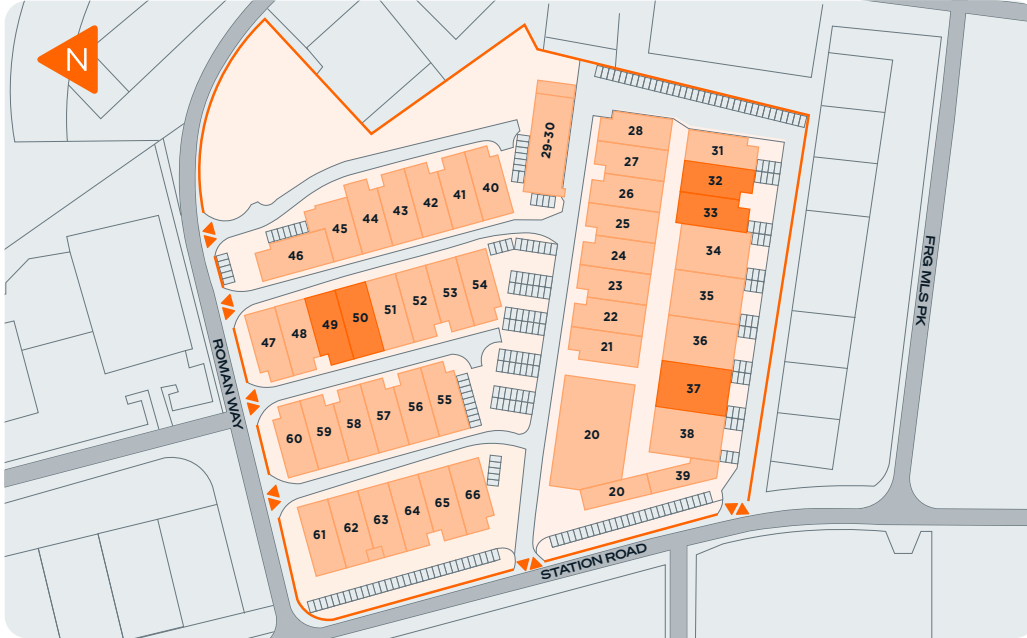
Established Industrial
Location with Strong Links

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

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

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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	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**

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Units 49 & 50 can be combined.

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