



Arrow Works

Birmingham Road, Studley, B80 7BG

Factory / Warehouse Unit

122,458 sq ft
(11,376.72 sq m)

- Convenient Location
- M42 within 5 miles
- Significant Power Supply
- Large Yard and Car Park
- Short Term Lettings Considered
- Available Q1 2027

Summary

Available Size	122,458 sq ft
Rent	£650,000 per annum
Rateable Value	£510,000
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

Arrow Works is a detached Factory / Warehouse unit with single-storey Office accommodation to the front. The Property has been configured to provide a mixture of manufacturing and warehouse areas which are of steel frame construction with the internal working height varying from 3m to 7m.

Location

The Property is located on the northern edge of Studley with convenient access off Birmingham Road (A435), which links to Junction 3 of the M42 to the north and provides easy access to Stratford-upon-Avon and Evesham to the south.

The M42 provides excellent access to the wider motorway network with the M5 at Bromsgrove, M6 at Coleshill and M40 at Junction 4. The National Exhibition Centre and Birmingham International Airport are approximately 18 miles to the north.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Factory / Warehouse	122,458	11,376.72	Available
Total	122,458	11,376.72	

Specification

The Offices are configured to provide an open plan reception with a mixture of open plan and private offices as well as a canteen and welfare facilities.

The manufacturing and warehouses areas have concrete floors throughout with a mixture of LED and fluorescent lighting throughout with access via several level access loading doors.

Externally, there is a fenced and gated Yard, which provides access to the Warehouse. In addition, the unit benefits from ample car parking.

The total site area extends to approximately 16.56 acres (6.7 hectares).

Tenure

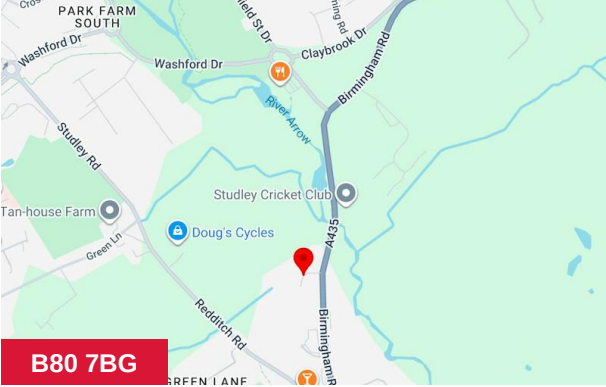
Available on a new FRI Lease for a term of 3 or more years. Alternatively, a shorter term Licence agreement would be potentially considered.

Services

All mains services are connected.

Viewing

Strictly by appointment, please call 01527 584242.



Viewing & Further Information



Ben Truslove
01527 584242 | 07791 371032
ben@truslove.co.uk



Ian Parker
01527 584242 | 07977 008815
ian@truslove.co.uk



James Haynes
01527 584242 | 07534 005207
james@truslove.co.uk