



**Lancaster House**  
Drayton Road, Solihull, B90 4NG

**Factory / Warehouse Unit**

**18,948 sq ft**  
(1,760.33 sq m)

- Available Freehold with Vacant Possession
- Two-Storey Offices
- Eaves 13' (4m), Apex 21'4" (6.5m)
- Ground and Dock Level Loading
- Additional Parking Area to Rear
- 1.5 miles from M42 Jct 4

## Summary

Available Size	18,948 sq ft
Rent	£125,000 per annum
Price	Offers from £1,500,000
Rates Payable	£22,338.75 per annum
Rateable Value	£40,250
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (68)

## Location

Lancaster House fronts onto Drayton Road, off Highlands Road, within the established Monkspath industrial area of Solihull. The location is regarded as one of the region's most sought-after commercial destinations, benefiting from excellent connectivity to the national motorway network.

Junction 4 of the M42 lies approximately 1.5 miles to the south, providing convenient access to the M40, M6 and M5 motorways. Solihull town centre is approximately 3.5 miles to the north-east, whilst Birmingham City Centre is approximately 8.5 miles to the north via the A34 Stratford Road. Birmingham International Airport and the NEC are both within approximately 8 miles.

## Description

Lancaster House comprises a detached industrial / warehouse facility extending to approximately 18,948 sqft (1,760 sqm) GIA. The property is of steel portal frame construction with a ridged and pitched insulated profile steel roof over cavity brock and blockwork walls, with an eaves height of approximately 4m rising to 6.5m at the apex.

The property provides a combination of warehouse accommodation together with two-storey offices and additional ancillary accommodation, suitable for manufacturing, storage, R&D or headquarters-style occupation. Loading access is provided via two loading doors and the detached nature of the building affords excellent operational flexibility.

Externally, the property benefits from dedicated loading and parking areas to the front elevation, together with additional car parking to the rear.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse / Office	14,998	1,393.36	Available
1st - Office	2,963	275.27	Available
Mezzanine - Office / Welfare	987	91.70	Available
<b>Total</b>	<b>18,948</b>	<b>1,760.33</b>	

## Terms

The property is available freehold with vacant possession at a Asking Price of £1,500,000 plus VAT.

Alternatively, the property is available on a new Full Repairing and Insuring lease terms for a term of 5 or more years at an Asking Rent of £125,000 per annum plus VAT.

## Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, successful purchasers and tenants will be required to provide appropriate identification and verification documentation prior to the commencement of a transaction.



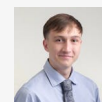
## Viewing & Further Information



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## Viewings

Strictly by appointment with our office on 01527 584 242.