

INDUSTRIAL, LAND, WAREHOUSE | TO LET / FOR SALE

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THE ARMOURY, COLESHILL MANOR, COLESHILL, BIRMINGHAM, B46 1DL

18,854 SQ FT (1,751.59 SQ M)

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

A Modern, Detached, Warehouse which Includes a Large Secure Fenced Compound (0.4 acres approx) Together with a Separate Office Building.

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- Self Contained Site and Premises
  - Set Within the Attractive Coleshill Manor
  - Steel Portal Frame Warehouse
  - Three Level Loading Doors
  - Secure Fenced Yard of 0.4 acres approx
  - Separate Office Building with WC
  - Available Virtual Freehold (993 years unexpired) or Leasehold
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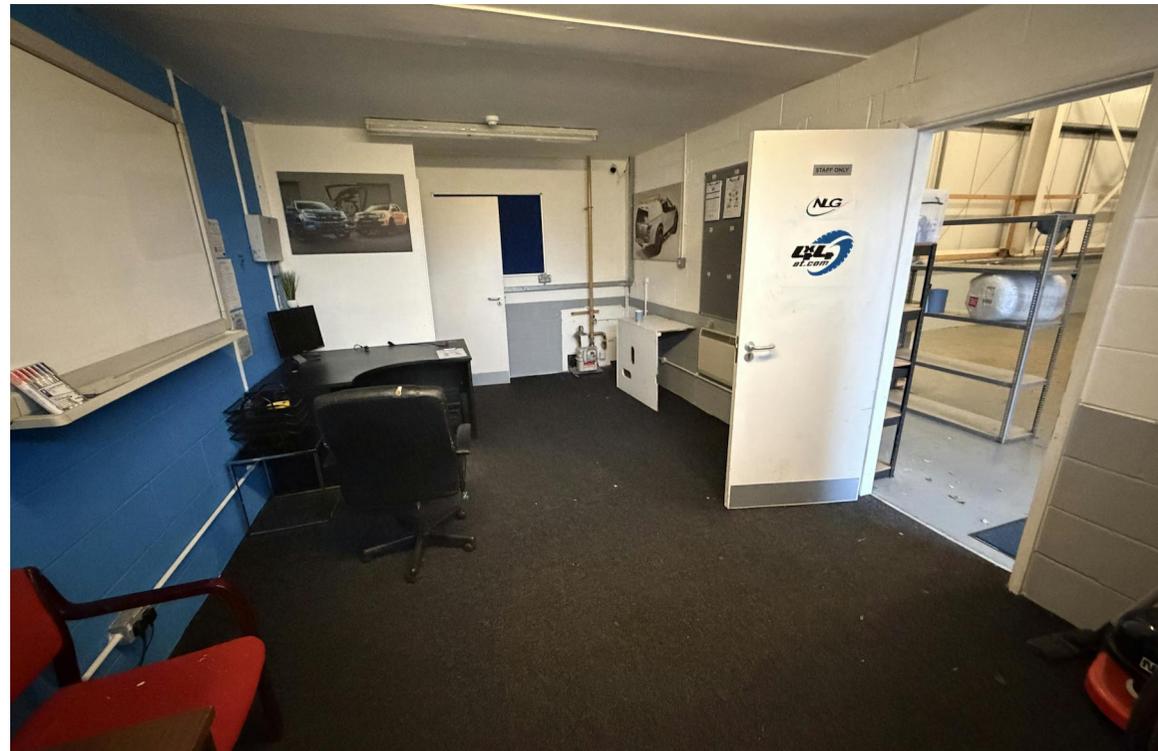


## DESCRIPTION

The Armoury, Coleshill Manor offers a well-configured single storey industrial unit extending to approximately 1,430 sq ft (132.85 sq m), set within a secure and self-contained site.

The property comprises a steel portal frame warehouse with an eaves height of 4.8 metres, providing excellent internal clearance and flexibility for a range of industrial or storage uses. The unit benefits from lighting and heating throughout together with three level loading doors, allowing for efficient access and operations.

Externally, the property is served by a large secure fenced yard compound extending to approximately 0.4 acres, ideal for loading, parking, or open storage. A separate office building with W.C. facilities provides ancillary accommodation, making the unit suitable for occupiers requiring both warehouse and office space on site.

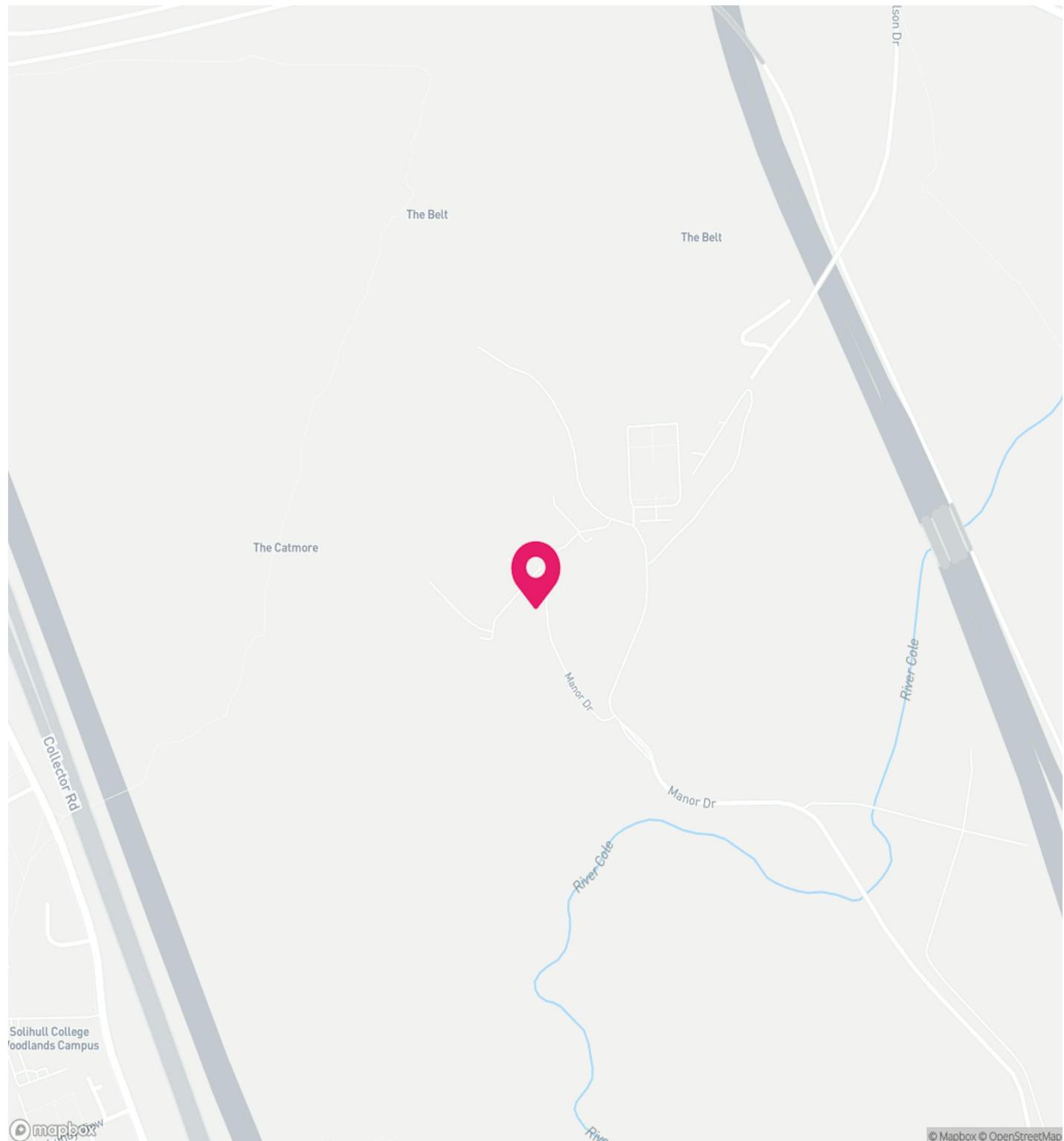


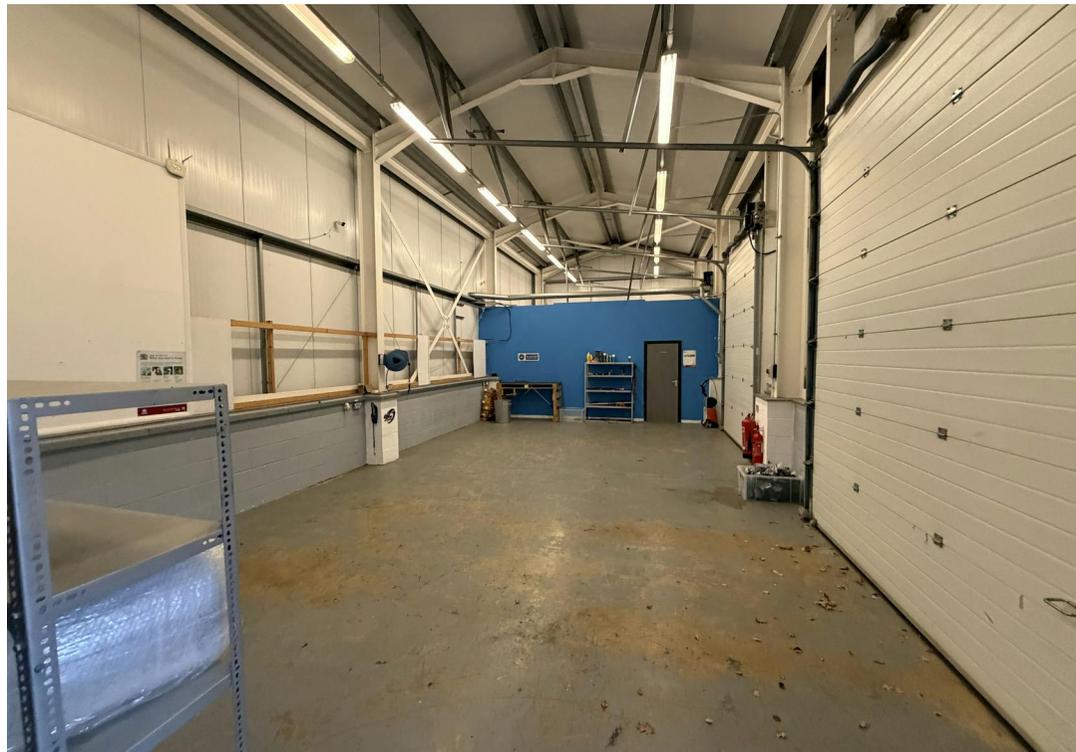
## LOCATION

The Armoury is located within the prestigious Coleshill Manor Office & Industrial Campus, set in attractive parkland grounds approximately 1.5 miles west of Coleshill town centre in North Warwickshire. The site benefits from excellent strategic connectivity in the West Midlands, positioned close to key regional transport links that serve occupiers requiring efficient access across the UK's motorway network.

The unit is highly accessible by road, with the M42, M6 and M6 Toll motorways all within a short drive. Junction 6 of the M42 lies approximately 3 miles to the south, connecting directly with Birmingham Airport, the National Exhibition Centre (NEC) and wider national motorway routes, whilst Junction 4 of the M6 is just over 2 miles south-east, providing north-south access towards Birmingham, Coventry and beyond.

The site is also well served by rail, with Coleshill Parkway and Water Orton stations both around 1.3-1.4 miles away, offering regular services to Birmingham and surrounding towns. This strong transport position, combined with immediate proximity to local amenities and strategic regional infrastructure, makes The Armoury an ideal location for industrial, storage and distribution uses.





## ACCOMMODATION

NAME	SQ FT	SQ M	AVAILABILITY
Unit - Warehouse	1,430	132.85	Available
Outdoor - Compound	17,424	1,618.74	Available
<b>Total</b>	<b>18,854</b>	<b>1,751.59</b>	

## SERVICE CHARGE

£756.33 per month details are available from the agent.

## RATEABLE VALUE

£17,500. Based on 1 April 2026 Valuation

## VAT

To be confirmed

## LEGAL FEES

Each party to bear their own costs

## LEASE

The property is available to let on a new lease with length to be agreed.

## RENT

£40,000 per annum on a new lease with length and terms to be agreed.

## PRICE

Offers in the region of £550,000 for the virtual freehold interest

## POSSESSION

The property is immediately available following the completion of legal formalities.

## ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

## VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

## CONTACT



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