

WAREHOUSE | TO LET

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UNIT 23, ELMDON TRADING ESTATE, BICKENHILL LANE, SOLIHULL, B37 7HE
21,075 SQ FT (1,957.93 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Modern Warehouse Premises Close to
Birmingham Airport, NEC and Junction 6 of M42
Motorway

- 21,075 Ft² (GIA)
 - Available by way of an assignment expiring January 2028
 - Modern Portal Frame Building
 - 6.3M to Haunch
 - Two Roller Shutter Entry Doors
 - Excellent transport links and connectivity
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DESCRIPTION

The property comprises a modern, high-specification warehouse of portal frame construction, featuring profile-clad elevations with an attractive two-metre brick plinth and a pitched, insulated profile-clad roof incorporating translucent roof lights to provide ample natural light. The accommodation offers clear, open-span warehousing with a working height of approximately 6.3 metres to the underside of the haunch, rising to 7.2 metres at the ridge. The warehouse benefits from two large roller shutter access doors, a motion-controlled LED lighting system and gas blow-air heating.

At ground floor level, the building provides a reception area, canteen and welfare facilities, together with WC accommodation. Additional office and boardroom space is provided at first floor level. Externally, the property offers forecourt car parking, further on-site parking provision, and excellent loading access.

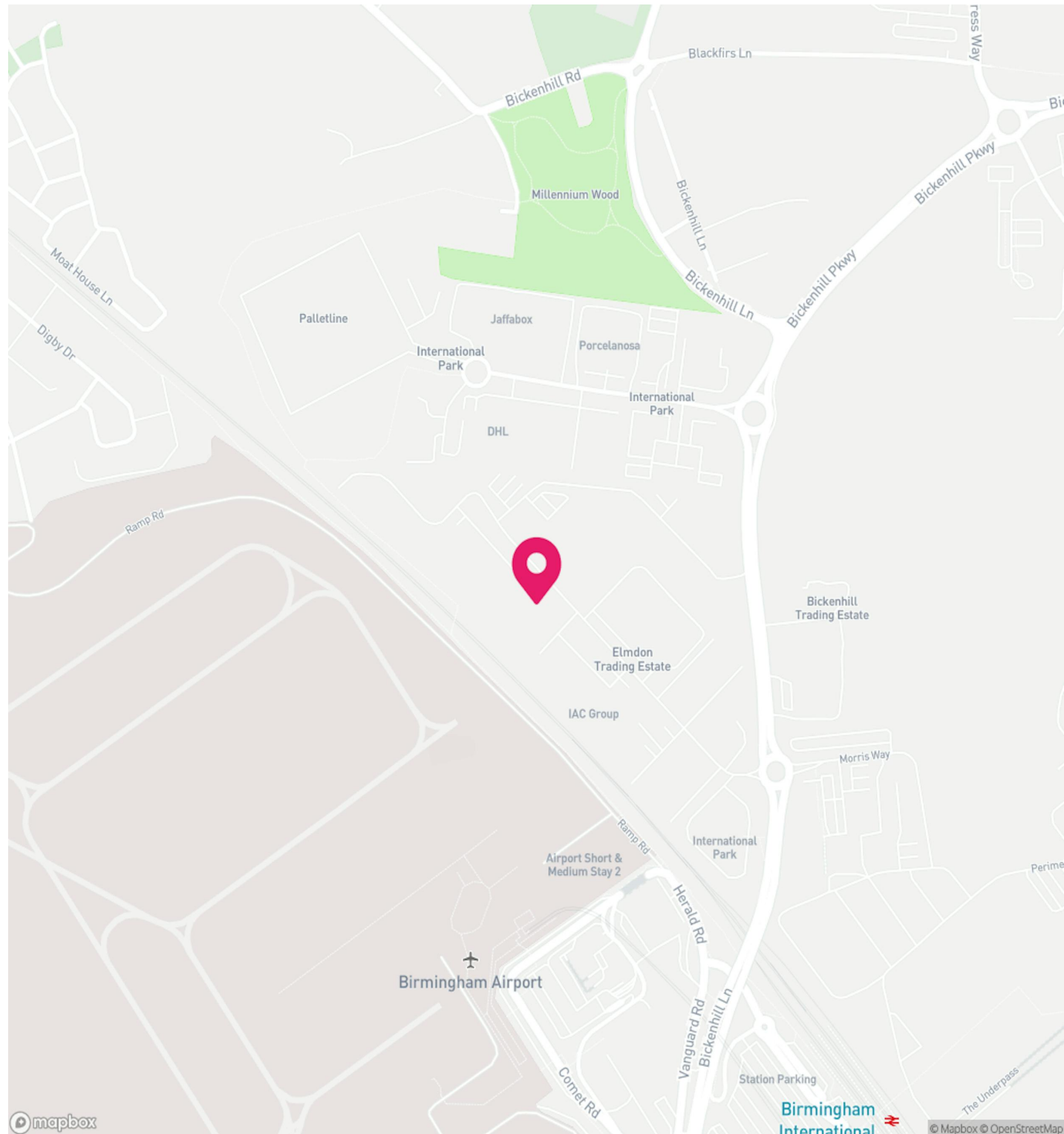


LOCATION

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Elmdon Trading Estate is accessed via Bickenhill Lane (B4438) and is situated in close proximity to Birmingham International Airport, Birmingham International railway station, the National Exhibition Centre (NEC) and Birmingham Business Park. The estate extends to approximately 42 acres (17 hectares) and comprises a total of 44 industrial and warehouse units within a landscaped setting. The surrounding area includes a range of leisure, retail and restaurant facilities at Resorts World, together with several established hotels such as the Crowne Plaza, Hilton, Ibis and Genting.

The estate occupies a strategically advantageous location, with Junction 6 of the M42 motorway situated approximately 1.5 miles to the south-west and accessed via dual carriageway connections along Bickenhill Lane and the A45 Coventry Road. The M42 provides direct links to the M6, M40 and M5 motorway networks. Birmingham City Centre lies approximately 9 miles to the north-east.



SERVICES

We understand that the premises benefit from all mains services, which are connected on or adjacent to the subject property.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations.

RATEABLE VALUE

£137,000

VAT

Applicable

LEGAL FEES

Each party to bear their own costs

LEASE

Assignment

RENT

Rent on application

POSSESSION

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

EPC

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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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