



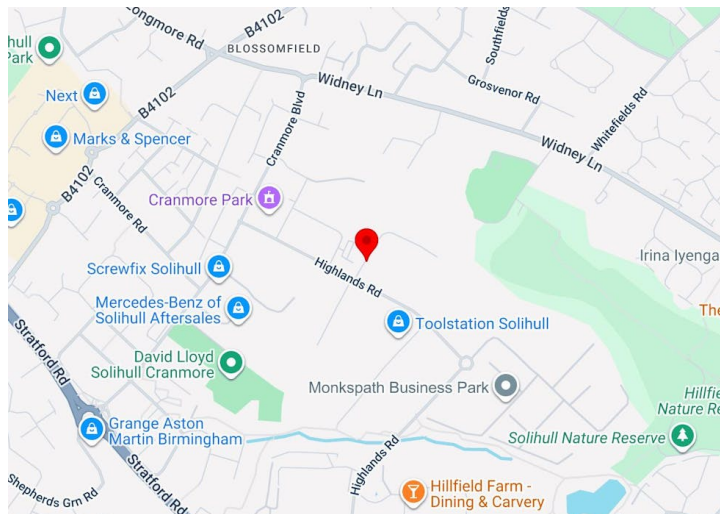
Industrial Warehouse
extending to 16,664 sq ft
in a highly sought after
Solihull location To Let.

- Available from December 2025
- 3m haunch height, rising to 6.5m apex height
- 2 Access Loading doors
- Two Storey Offices with additional R&D space
- Separate parking and loading areas
- 1.5 miles from J4 M42
- Highly sought after industrial location

Lancaster House

Drayton Road, Solihull, B90 4NG

AVISON
YOUNG



Summary

Available Size	16,664 sq ft / 1,548.14 sq m
Rent	Rent on application
Business Rates	To be confirmed
Estate Charge	To be confirmed
EPC	D (89)

Specification

3m Haunch height, rising to 6.5m at the Apex
1 ground level loading door & 1 internally raised loading door
Two storey offices
Existing internal fitout including additional ground floor offices, lab / workshop space available by separate negotiation.
Parking / loading area to the front elevation and additional parking to the rear of the premises.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	8,140	756.23	Available
Ground - R&D	1,697	157.66	Available
Ground - Offices	2,728	253.44	Available
1st - Offices	2,900	269.42	Available
1st - Canteen & Mezzanine	1,199	111.39	Available
Total	16,664	1,548.14	

Location

The subject property is situated in a well-established and highly sought after industrial location on Drayton Road, off Highlands Road in Monkspath, Solihull. The subject property is situated approximately 1.5 miles from J4 of the M42, providing access to the national motorway network with connections to both the M6, M40 and M5 motorways.

Solihull town centre is 3.5 miles to the northeast and is accessed via the B4102, Birmingham City Centre is located 8.5 miles to the north via the A34 (Stratford Road), with Birmingham International Airport located 8 miles north-east.

Terms

The property is available to let on new Full Repairing and Insuring lease terms, for a period of time to be agreed.

Money Laundering

The money laundering regulations require identification checks are undertaken for all parties leasing the property. Before a business relationship can be formed, we will request proof of identification for the leasing entity.

Viewings

Viewings are available via appointment only with the sole agents Avison Young.



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