# STORAGE LAND & WORKSHOP - 1.2 ACRE SITE

# TO LET.

FORMER DEPOT • CLOPTON CRESCENT • SOLIHULL • B37 6QU




- 1.2 Acre Former Highways Depot
- Storage Unit / Offices: 4,256 Sq Ft
- Secure Fenced & Surfaced Site
- 1.5 Miles from M6 & M42
- Excellent Road Connectivity
- 3 Miles from Birmingham Airport

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# LOCATION

Situated in the Coleshill area of Birmingham on Coleshill Heath Road (B4438), the site enjoys superb access to major transport routes:

- 1.5 miles from Junction 4A, M6 and Junction 7, M42, providing immediate links to the national motorway network
- 5 minutes from Birmingham Airport, NEC, and Birmingham International Station
- 10 miles from Birmingham city centre
- 7 miles from Solihull town centre

This excellent connectivity providing easy access to the regions road network.

# DESCRIPTION

1.2 acre former highways depot suitable for a range of storage uses:

- Workshop & office recently refurbished with W/C & kitchen facilities
- Security palisade fencing and gated access
- Tarmac surfaced site
- 3-phase power supply
- Two loading doors

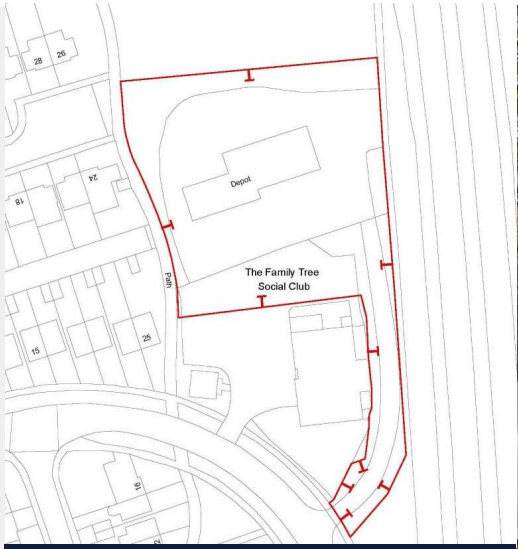
# ACCOMMODATION

Workshop / Storage Unit: 4,256 Sq Ft (395.42 Sq M)

Total site area: 1.2 Acres (as per red boundary on the plan)

# LEASE TERMS

Available on terms to be agreed.











SAT NAV: **B37 6QU**

/// **TENS.LIED.SUPPER**

# RENT

Asking rent is £85,000 per annum exclusive

# BUSINESS RATES

Please enquire with the Valuation Office Agency.

# VAT

Rent is quoted exclusive but may be subject to VAT.

# SERVICES

Mains water and electricity and 3 phase power will be connected to the property.

# AML

Tenants will have to supply information to comply with Anti Money Laundering Regulations.

# EPC

Rating: TBC

# VIEWINGS

By appointment with the Sole Agents below:

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