

monkspath business park

HIGHLANDS ROAD ■ SHIRLEY ■ SOLIHULL ■ B90 4NY

CANMOOR



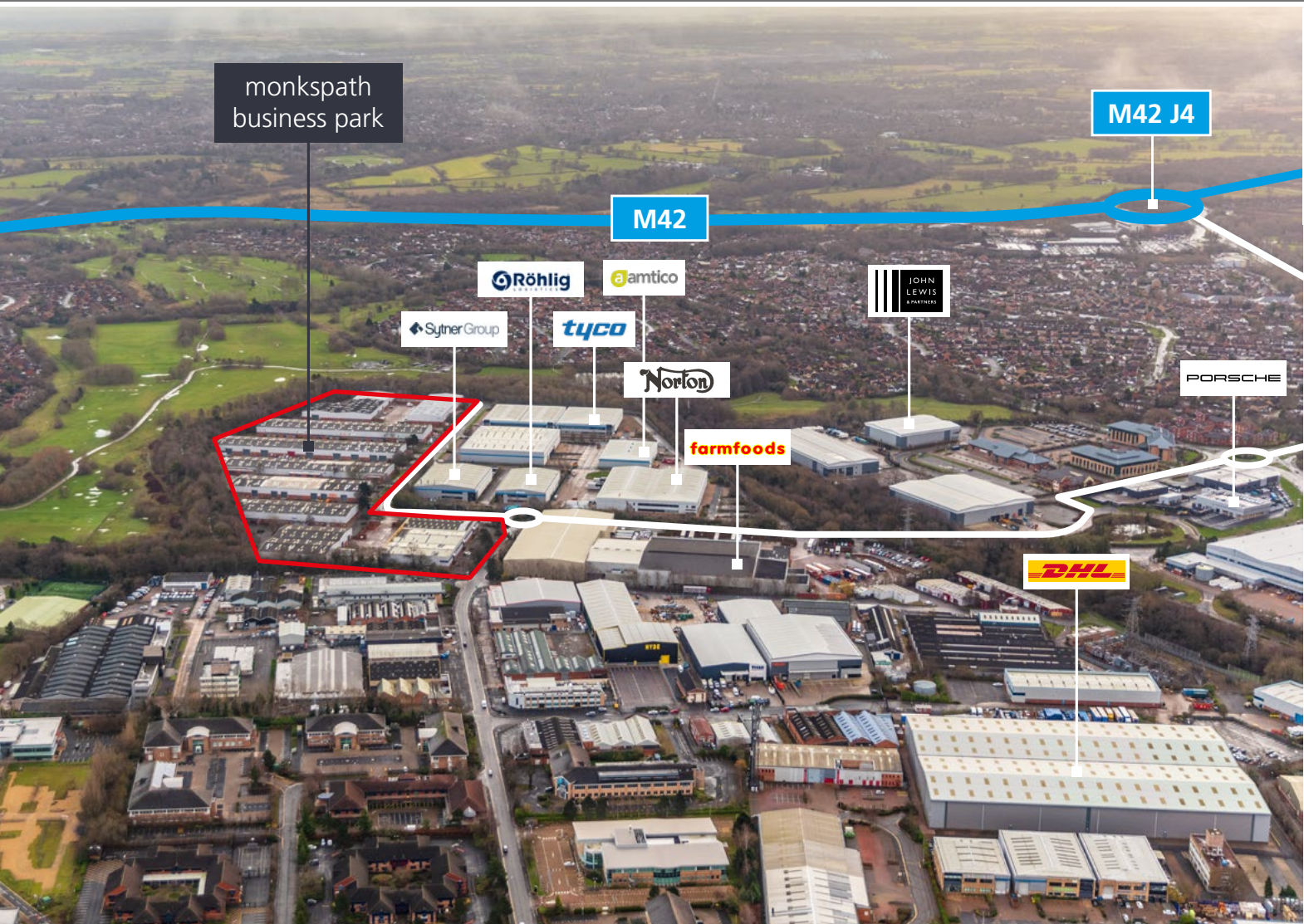
Newly Refurbished Warehouse Units 5,350 sq ft - 50,000 sq ft **TO LET**

- High quality refurbished units
- Minimum eaves height of 6m
- Superfast Fibre broadband
- On site security with gatehouse and CCTV
- 1 mile from M42 J4
- Well established, premier industrial estate

SOLIHULL

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ACCOMMODATION

The units are of steel frame construction with single storey offices to the front and warehouse to the rear providing a minimum eaves height of 6 metres.

Level access electric loading doors give access to dedicated service yards, with allocated car parking spaces to each unit.

Local occupiers include Farmfood, John Lewis, DHL & Electric Center.

Unit	sq ft	sq m
1	c16,300	1,517.66
2	c16,300	1,499.64
3	c16,300	1,515.81
11	5,351	497.12
15	10,627	987.28
16	10,537	978.92
17	8,083	790.94
21	5,369	498.80

Units 1-3 under full refurbishment

SOLIHULL

SPECIFICATION



EAVES HEIGHT
FROM 6M



SELF CONTAINED
OFFICES



GROUND LEVEL
LOADING DOORS



ON SITE SECURITY WITH
GATEHOUSE AND CCTV



ON SITE
CAR PARKING



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LOCATION

Monkspath Business Park is situated on Highlands Road, Solihull, off the A34 Stratford Road.

The A34 provides direct access to Junction 4 of the M42, 1 mile to the south east and Birmingham City Centre, 8.5 miles to the north east. Solihull town centre is 3.5 miles to the north east and is accessed via the B4102.



HIGHLY PRODUCTIVE WORKFORCE

Gross value added per employee is highest in the region



HIGHLY SKILLED WORKFORCE

33% qualified to degree level and above



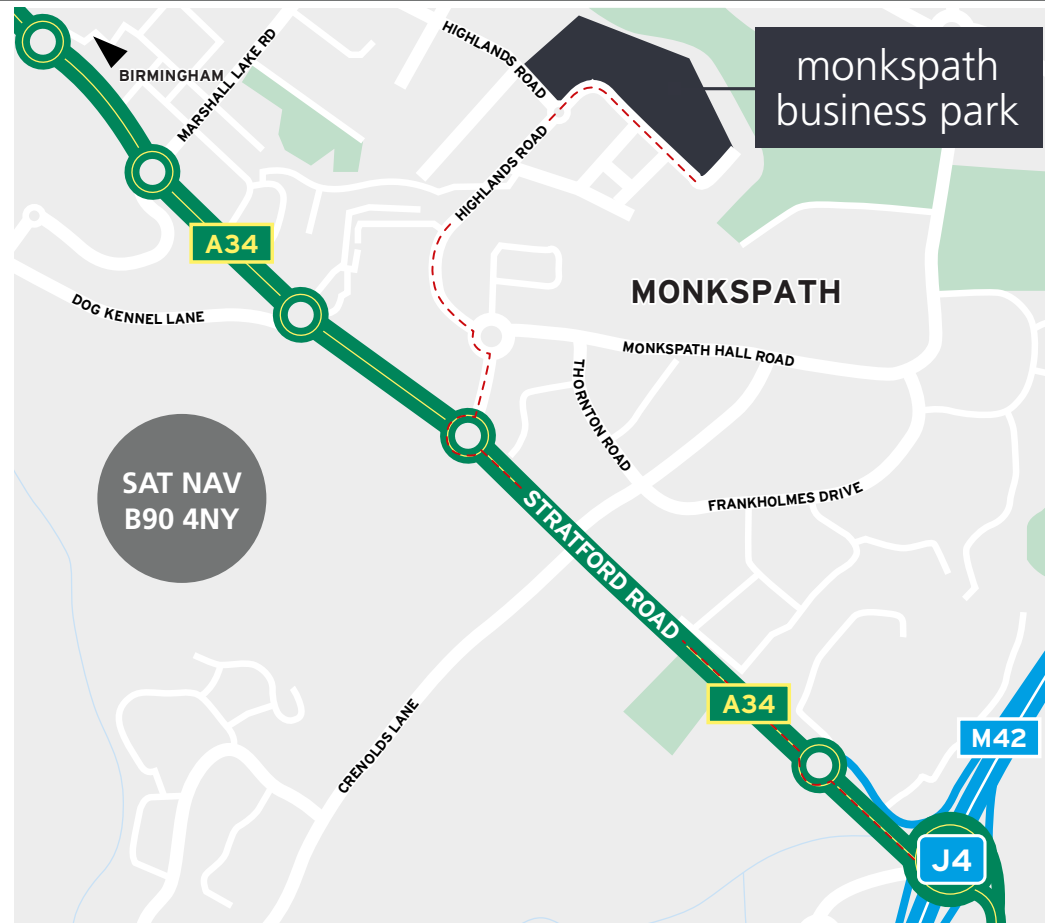
LOWER FULL TIME WAGES IN WEST MIDLANDS

They are 6% lower than the national average



SKILLED LOCAL WORKFORCE

18% work in manufacturing, transportation and storage



COMMUNICATIONS

LOCATION miles

Birmingham City Centre	8.5
The NEC	8.5
Birmingham International	9
Coventry	17
London	103

ROAD miles

M42 J4	1
M40 J16	5
M6 J4	11

AIR miles

Birmingham International	9
Coventry	26

FURTHER INFORMATION

For further information on available units please contact the joint agents:



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