

units 1-3

MONKSPATH BUSINESS PARK ■ HIGHLANDS ROAD ■ SOLIHULL ■ B90 4NY

CANMOOR



Newly Refurbished Warehouse Units 16,300 sq ft - 50,000 sq ft **TO LET**

- High quality refurbished units
- Eaves height of 6.3m
- Superfast fibre broadband
- Power supply up to 2MVA
- 6 No loading doors
- First floor office accommodation
- Allocated car parking spaces
- 1 mile from M42 J4
- Located on well established industrial estate

On site occupiers include:

CityFibre

ΣDP

Shred-it®

BUNN

ELECTRIC
CENTER

KHS

SOLIHULL

units 1-3

MONKSPATH BUSINESS PARK ■ HIGHLANDS ROAD ■ SOLIHULL ■ B90 4NY

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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.

ACCOMMODATION

Unit 1	sq ft	sq m
Warehouse	14,649	1,360.9
First Floor Offices	1,685	156.5
Total	16,334	1,517.4

Unit 2-3*	sq ft	sq m
Warehouse	29,087	2,702.2
First Floor Offices	3,371	313.2
Total	32,458	3,015.4

*Potential opportunity to split Unit 2-3 into two units



6.3M EAVES
HEIGHT



SELF
CONTAINED
OFFICES



GROUND LEVEL
LOADING
DOORS



ON SITE
SECURITY WITH
GATEHOUSE AND
CCTV



ON SITE
CAR PARKING



1MVA POWER
SUPPLY UPGRADEABLE
TO 2MVA (ACROSS
UNITS 1-3)

COMMUNICATIONS

LOCATION	miles
Birmingham	8.5
The NEC	8.5
Birmingham Int ➡	9
Coventry	17
London	103

ROAD	miles
M42 J4	1
M40 J16	5
M6 J4	11

AIR	miles
Birmingham Int	9
Coventry	26

FURTHER INFORMATION

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



Christian Smith
christian.smith@savills.com
07808 784 789

Hugh Walton
hugh.walton@savills.com
07807 999 777



Tesni Thacker
tesni.thacker@avisonyoung.com
07944 834 660

Max Andrews
max.andrews@avisonyoung.com
07770 801 885

monkspath business park

HIGHLANDS ROAD ■ SHIRLEY ■ SOLIHULL ■ B90 4NY

CANMOOR



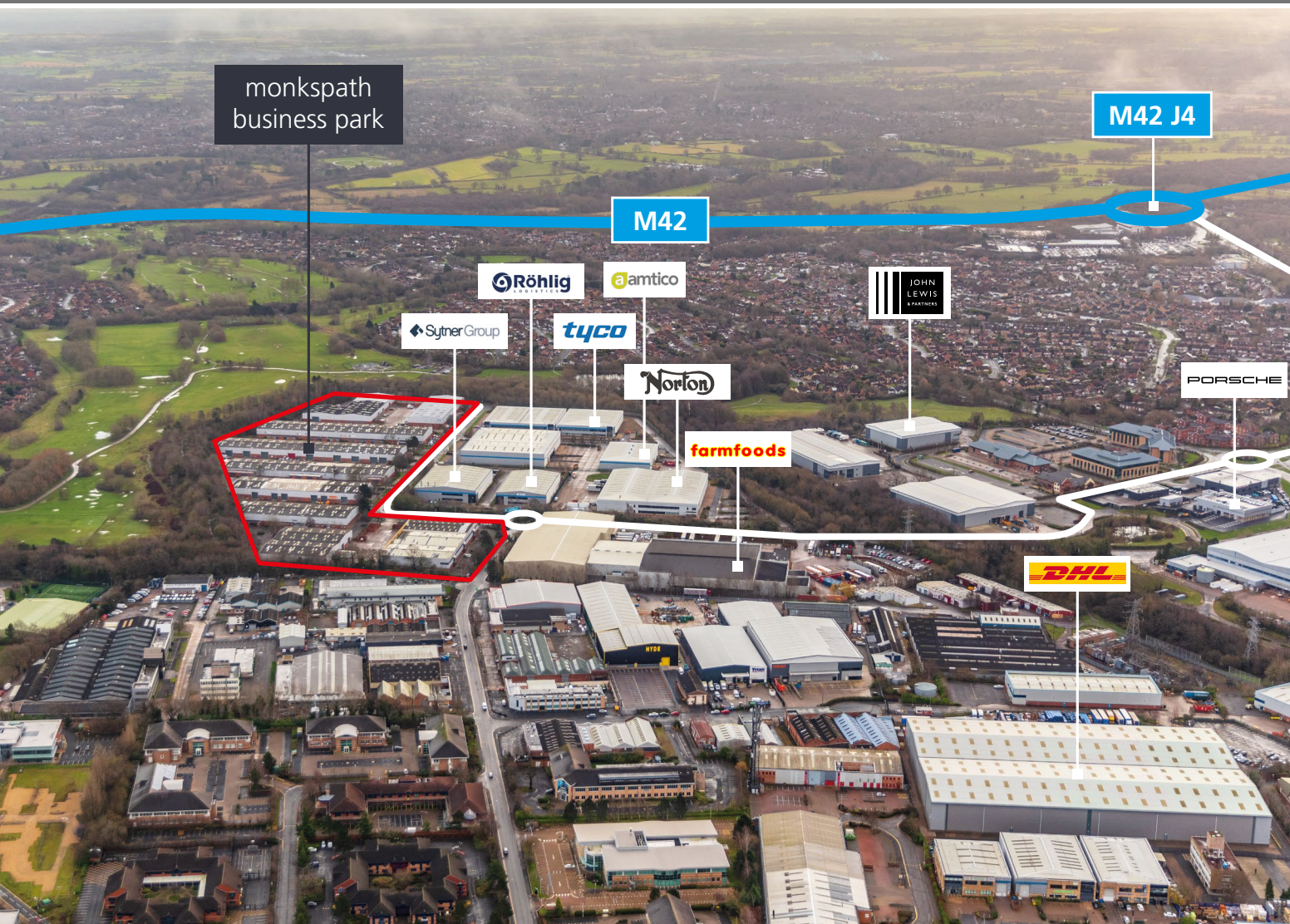
Newly Refurbished Warehouse Units 5,350 sq ft - 50,000 sq ft **TO LET**

- 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

monkspath business park

HIGHLANDS ROAD ■ SHIRLEY ■ SOLIHULL ■ B90 4NY



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 Farmfoods, John Lewis, DHL & Electric Center.

OCCUPIERS

On site occupiers include:

CityFibre

KHS

ELECTRIC
CENTER

BUNN

Shred-it®

Σ·D·P

SOLIHULL



SPECIFICATION



EAVES HEIGHT
FROM 6M



SELF CONTAINED
OFFICES



GROUND LEVEL
LOADING DOORS



ON SITE SECURITY WITH
GATEHOUSE AND CCTV



ON SITE
CAR PARKING

monkspath business park

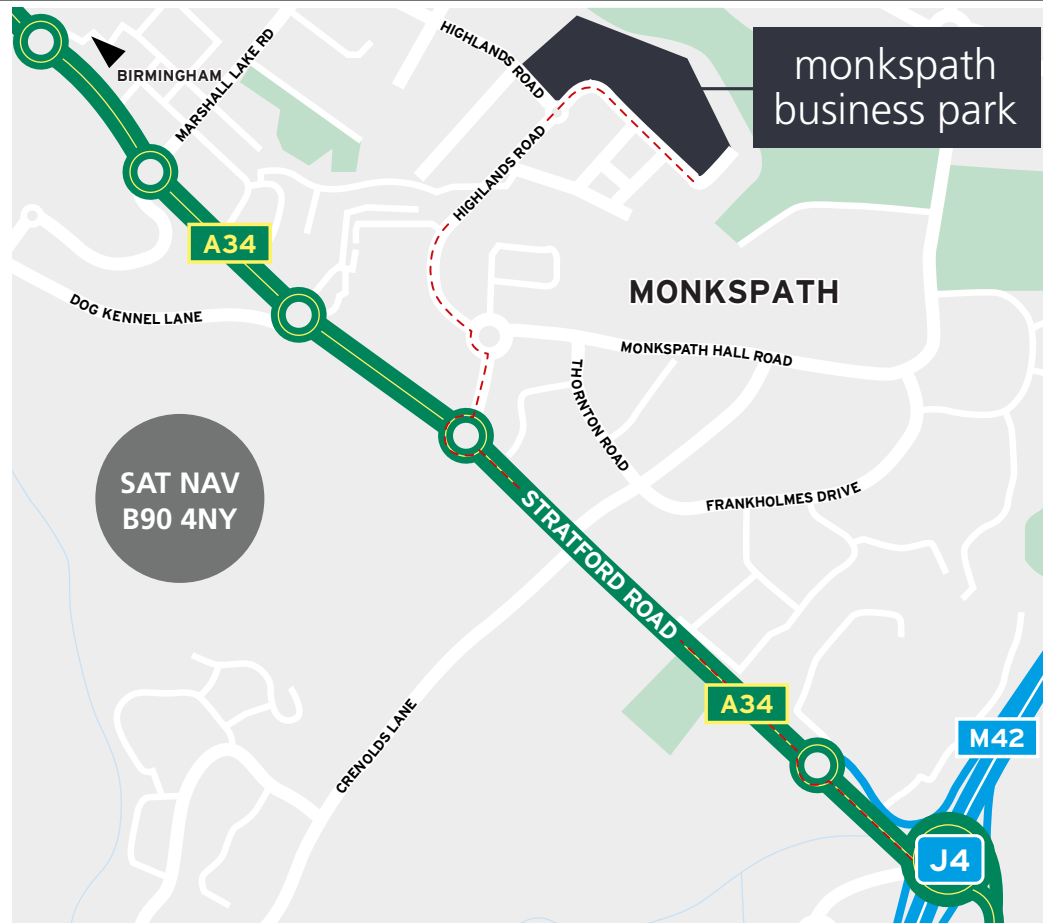
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COMMUNICATIONS

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ROAD	miles
M42 J4	1
M40 J16	5
M6 J4	11

AIR	miles
Birmingham International	9
Coventry	26



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

FURTHER INFORMATION

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