

units 34&35

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

CANMOOR

AVAILABLE
Q4 2024



TO BE
REFURBISHED



Indicative Image

Modern Industrial / Warehouse Units 13,523 - 31,148 sq ft (12,893.7 sq m) **TO LET**

- 1 mile from M42
- 9 miles from Birmingham Airport
- A well established industrial estate
- On site security
- Superfast fibre broadband
- 3 phase power
- Allocated car parking spaces
- Eaves height of 6.2m
- Ground floor office accommodation

On site occupiers include:

CityFibre

GSFCAR PARTS

BELL
PLUMBING SUPPLIES

BUNN

ELECTRIC
CENTER

Shred-it
A Stericycle® Solution

Norton

MMX

SOLIHULL

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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.



6.2M EAVES HEIGHT



TARGETING EPC B



3 GROUND LEVEL LOADING DOORS



ON SITE SECURITY WITH GATEHOUSE AND CCTV



Highly productive workforce. Gross value added per employee is highest in the region



Lower full time wages in West Midlands. They are 6% lower than the national average



ON SITE CAR PARKING



THREE PHASE POWER SUPPLY



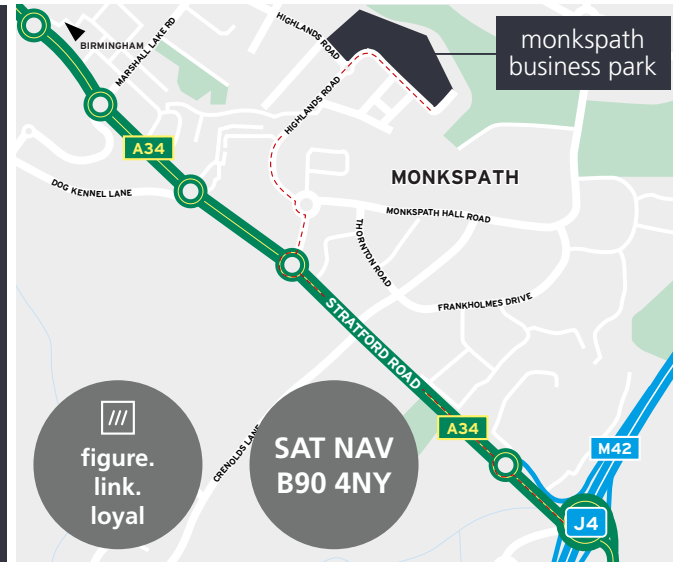
Highly skilled workforce. 33% qualified to degree level and above



Skilled local workforce. 18% work in manufacturing, transportation and storage

ACCOMMODATION

	sq ft
Unit 34	17,625
Unit 35	13,523
Total	31,148



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:

savills.co.uk **savills**
0121 634 8400

Daniel Rudd
daniel.rudd@savills.com
07929 657 494

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

AVISON YOUNG
0121 236 8236
avisonyoung.co.uk

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

Alex Thompson
alex.thompson@avisonyoung.com
07780 257 156