

units 18&19

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

CANMOOR



Indicative Image

Modern Industrial / Warehouse Units 5,691 - 16,220 sq ft **TO LET**

- Unit to be refurbished to a high specification
- Eaves height of 6.2m
- Electric roller shutter doors
- Ground floor offices with LED lighting throughout
- 3 phase power
- Allocated car parking spaces
- Target EPC B
- 1 mile from M42 and 9 miles from Birmingham Airport
- Units can be split upon request

SOLIHULL

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SOLIHULL

ACCOMMODATION

Unit 18	SQ FT	SQ M
Office	835	77.5
Warehouse	9,694	900.6
TOTAL	10,529	978.1
Unit 19	SQ FT	SQ M
Office	835	77.5
Warehouse	4,856	451.1
TOTAL	5,691	528.6
COMBINED U18 & U19	16,220	1,506.7

DESCRIPTION

The units are of steel frame structure with offices separately attached to the rear of the unit. Unit 19 benefits from a securable yard directly adjacent to the unit. The units are currently combined but can be split upon request. Local occupiers include Farmfoods, John Lewis, DHL and Electric Center.

SPECIFICATION



6.2M EAVES
HEIGHT



TARGETING
EPC B



3 GROUND LEVEL
LOADING DOORS



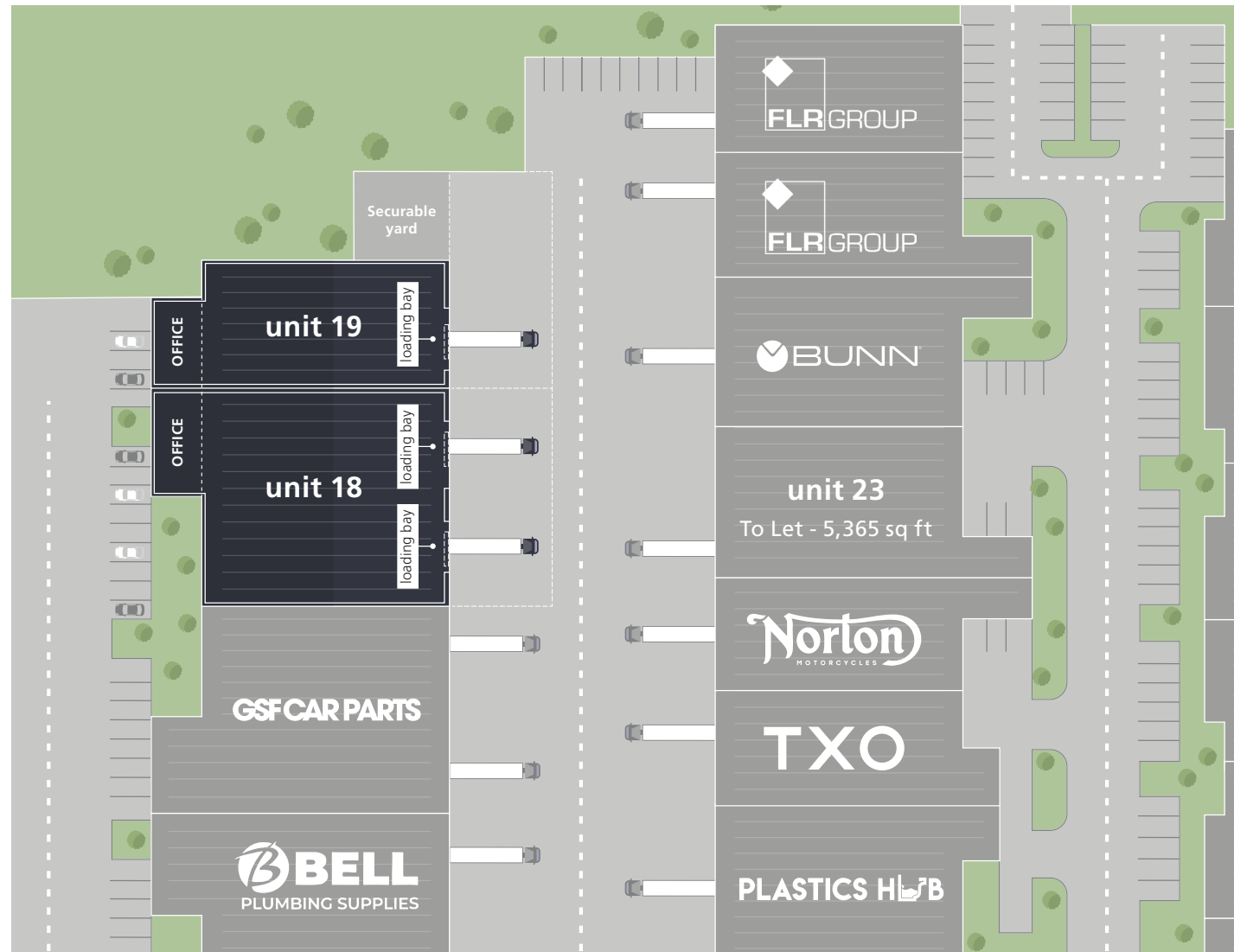
THREE PHASE
POWER SUPPLY



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



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



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



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

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



river.
vest.
gear

SAT NAV
B90 4NY



FURTHER INFORMATION

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



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