

# silver bullet

cordeasavills

CANMOOR

HAMS HALL ■ COLESHILL ■ B46 1AQ



## Brand New Industrial/ Warehouse Unit

144,996 sq ft

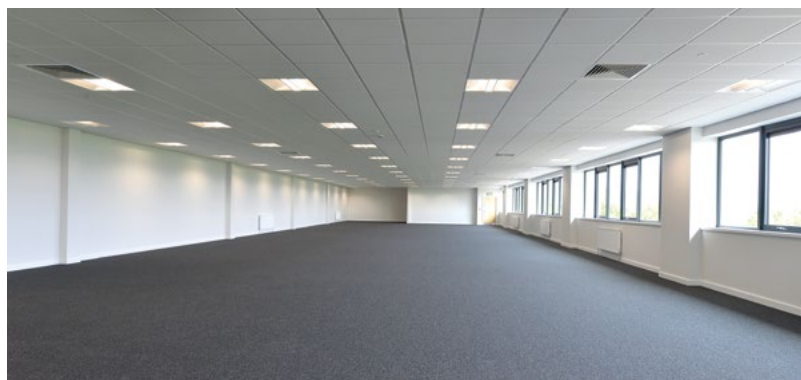
**Available Now**

- Brand New Unit
- Strategic Location
- Established Distribution Park

# HAMS HALL

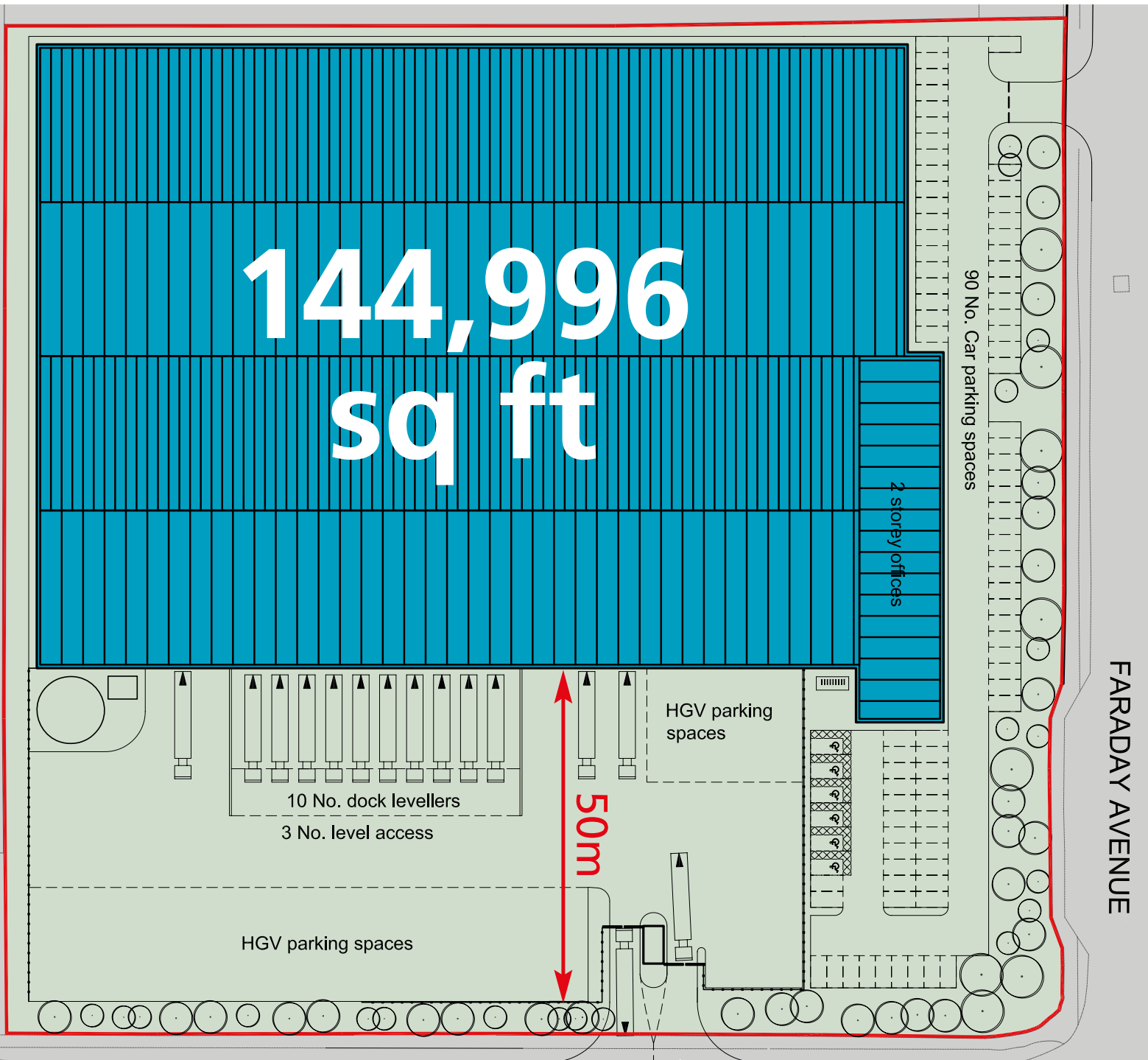
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**SILVER BULLET** is a brand new industrial/warehouse unit, which provides a high quality building for business, industry or distribution, situated within one of the UK's most successful distribution parks.

# HAMS HALL



**ACCOMMODATION (GIA)**

	sq m	sq ft
Warehouse	12,199.62	131,315
Offices	1,270.97	13,681
<b>Total</b>	<b>13,470.59</b>	<b>144,996</b>

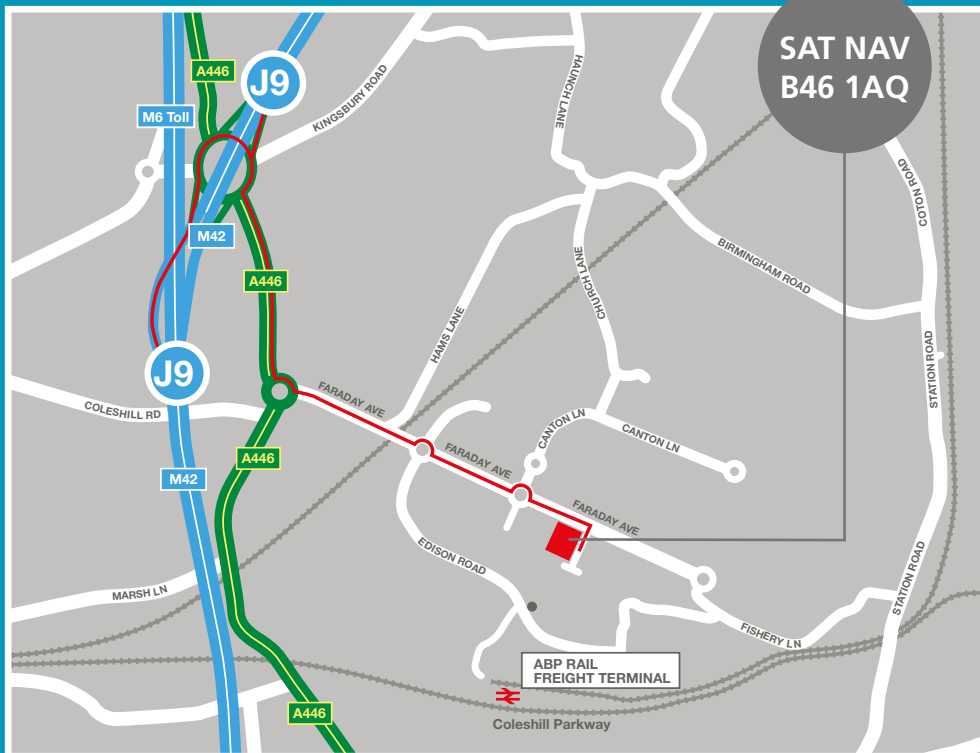
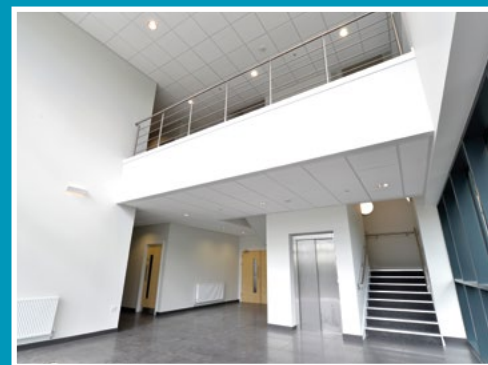
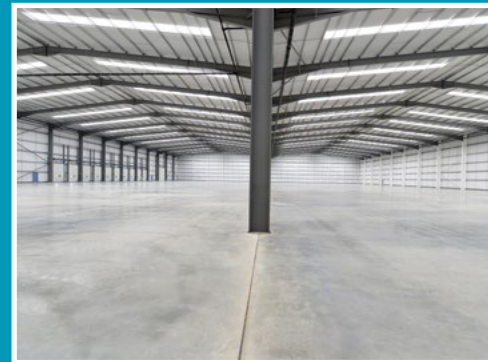
**SPECIFICATION**

- 90 Car Parking Spaces
- 34 HGV Parking Spaces
- 10 Dock Levellers
- 3 Level Access
- 11.5m Eaves Height

Within two miles of Junction 9 of the M42 motorway and Junction T1 of the M6 Toll road

## COMMUNICATIONS

■ M6 Toll	2 miles
■ M42 - Junction 9	2 miles
■ M6 - Junction 4	5.6 miles
■ Birmingham	12.5 miles
■ M1 Junction 19	29.4 miles



■ The Park benefits from an on-site intermodal rail freight terminal which connects with the ports of Southampton, Felixstowe and Ipswich.

■ Hams Hall is within a 20 minute drive time of the two major Jaguar Land Rover car plants at Castle Bromwich and Solihull.

## EPC

The EPC for this property is A-23.

## FURTHER INFORMATION

Further information is available through our joint sole agents.

Savills Birmingham

[savills.co.uk](http://savills.co.uk)

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