



# TO LET

## SELF-CONTAINED WAREHOUSE PREMISES

UNIT 7, ROMAN WAY, COLESHILL INDUSTRIAL ESTATE,  
BIRMINGHAM B46 1HG



# 6,380 sqft

(592 sqm) approx GIA

UNIT RECENTLY FULLY REFURBISHED

SECURE FENCED ESTATE

EXCELLENT ROAD LINKS (A446 DIRECT TO J9 M42/ J4 M6)





#### **LOCATION**

The unit is located off Roman Way on the Coleshill Industrial Estate. Access to the motorway network is gained via the A446 which leads directly to both Junction 9 of the M42 and Junction 4 of the M6. Access to the M6 Toll can also be gained off Junction 9 of the M42. In addition, Coleshill Parkway Railway Station is within walking distance and The National Exhibition Centre, Birmingham International Airport and Birmingham International Railway Station are all within 10 minutes' drive.

#### **DESCRIPTION**

The premises are of concrete portal frame construction, with part brick / part clad elevations and a dual pitched roof over incorporating natural roof lights. Internally, the unit provides brick built office accommodation.

Access to the unit is gained via a single concertina loading door and the unit benefits from an eaves height of 5.5m.

Externally, the unit provides a loading yard and car parking.

#### **ACCOMMODATION**

	<b>sq. m.</b>	<b>sq. ft.</b>
Total GIA Approx.	592	6,380



#### **TENURE**

The property is available by way of a new full repairing and insuring lease on terms to be agreed.

#### **RENTAL**

£39,875 per annum exclusive

#### **EPC**

Rating: C (64)

#### **BUSINESS RATES**

2017 Rateable Value  
(Warehouse & Premises): £39,250

#### **SERVICES**

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

#### **LEGAL COSTS**

Each party to bear their own legal costs incurred in any transaction.

#### **VAT**

All prices quoted are exclusive of VAT, which may be chargeable.

#### **MONEY LAUNDERING**

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/ leasing entity

#### **VIEWING**

Strictly via joint sole agents:

**Harris Lamb**  
**75-76 Francis Road**  
**Edgbaston**  
**Birmingham**  
**B16 8SP**

**Tel:** 0121 455 9455

**Contact:** Neil D Slade  
**Email:** neil.slade@harrislamb.com  
**Mobile:** 07766 470384

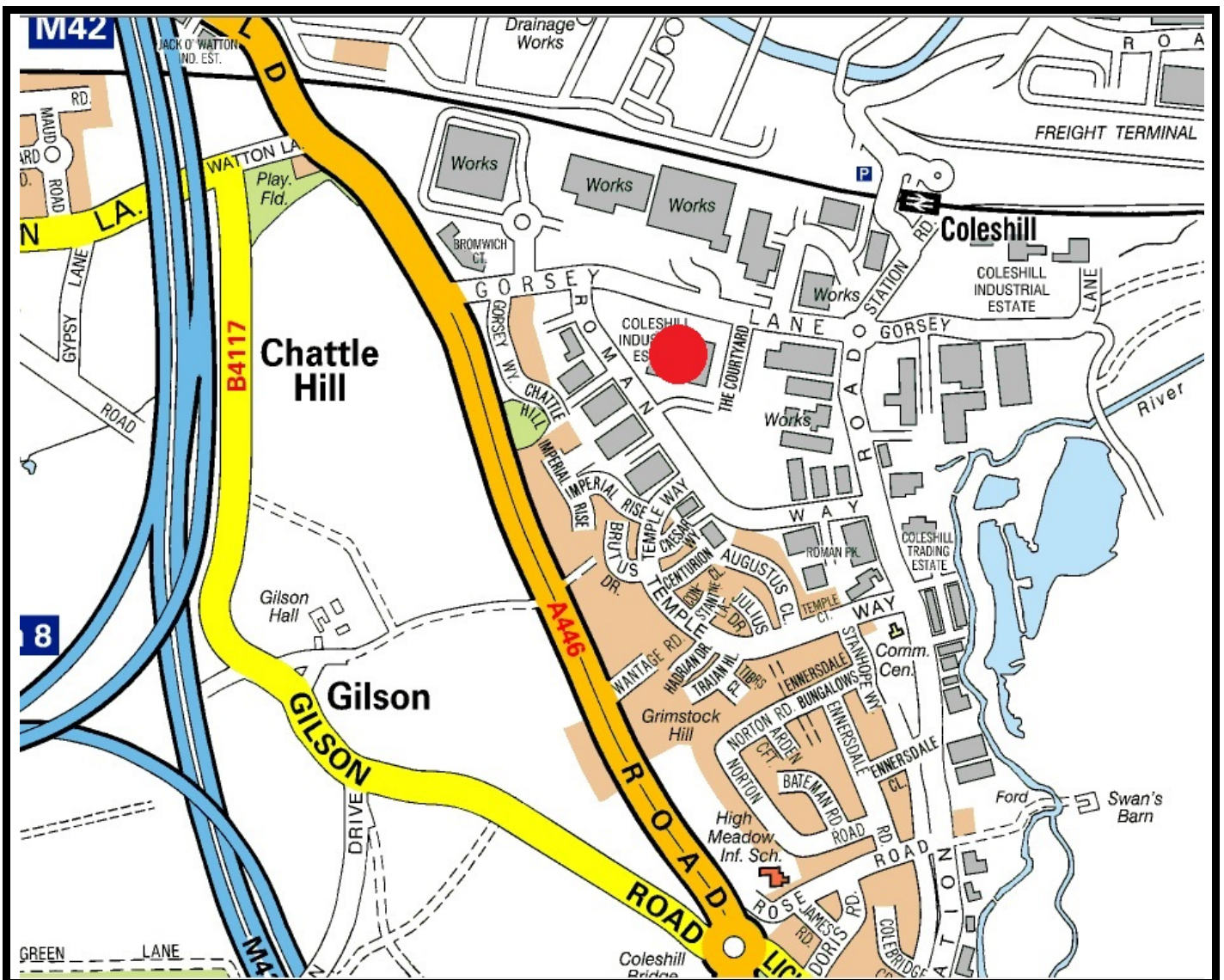
**OR**

**Darby Keye**

**Date:** October 2018

**Subject To Contract**





Unit 7, Roman Way  
Coleshill Industrial Estate  
Birmingham  
B46 1HG

N



Not to Scale  
For identification purposes  
only.

**harrislamb**  
PROPERTY CONSULTANCY