

# INDUSTRIAL OPEN STORAGE 3.2 ACRES

# TO LET.

COLESHILL ROAD • BIRMINGHAM • B46 2LE



- 3.2 Acre Open Storage Site
- Secure, Surfaced and Serviced Site
- Large Concrete Areas & Crushed Hardcore

- Useful Office Cabins & Stores
- 5 Miles from M6 & M42
- Planning for Use as Fuel Depot & B8



**FLINT**  
REAL ESTATE



## DESCRIPTION

**Good quality, accessible open storage / yard space available up to 3.2 acres**

- Mix of concrete and hardcore
- Services are connected
- Secure, fenced and gated site
- Two access points with large gates
- Flood lights
- Office facilities & some covered storage / workshops
- Suit various storage uses
- Ideal for lorry and truck parking / storage stp
- Long term and flexible lease options are considered



## LOCATION

A secure, easily accessible location in the Shustoke area of Coleshill, within easy reach of Coleshill, Hams Hall and Birmingham Airport, the latter being only 8 miles away. The site is to the east of Birmingham centre.

The site is conveniently located around 4 miles away from the A446 and 5 miles away from the M6 and M42, providing access to the regions excellent motorway network.



SAT NAV: B46 2LE



HIKER.FOLDERS.TASTY



## SITE AREA

The site extends to 3.2 acres

## ASKING RENT / TERMS

Available at £180,000 per annum exclusive.

Available on terms to be agreed with a minimum of 5 years preferred.



## BUSINESS RATES

Ratable Value: £11,000

Qualifying occupiers may benefit from 100% Rates Relief.

## SERVICES

Mains services including 3-phase power supply are connected.

## VAT

Rent quoted is exclusive but may be subject to VAT.

## EPC

Rating: TBC

## AML

Tenants will have to supply information to comply with Anti Money Laundering Regulations.

## VIEWINGS

By appointment with the Sole Agents below:

**Ben Flint**

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