

**FLEXIBLE LEASE  
TERMS AVAILABLE**  
(SUBJECT TO CONTRACT)

syncreon

# TO LET

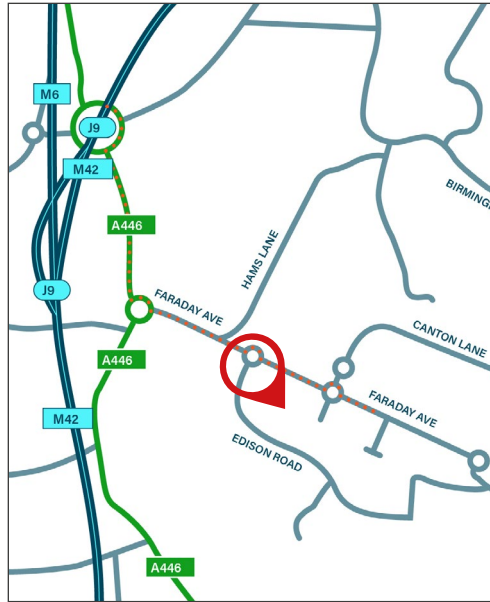
- > 8m Eaves Height
- > 4 Level Access Loading Doors
- > 40m Secure Loading Yard
- > Prime Location / J9 M42

## H200 EDISON ROAD

HAMS HALL, COLESHILL B46 1AB

**41,414 SQ FT (3,847.47 SQ M)**  
SELF-CONTAINED DISTRIBUTION WAREHOUSE

## H200 EDISON ROAD HAMS HALL, COLESHILL B46 1AB



### LOCATION

Hams Hall Distribution Park is one of the West Midlands largest and well established logistics locations and is a major National and Regional Distribution Centre with the benefit of an onsite rail freight terminal.

Hams Hall benefits from excellent access to J9 of the M42 providing direct access to the M5, M6, M6 Toll and the wider motorway network.

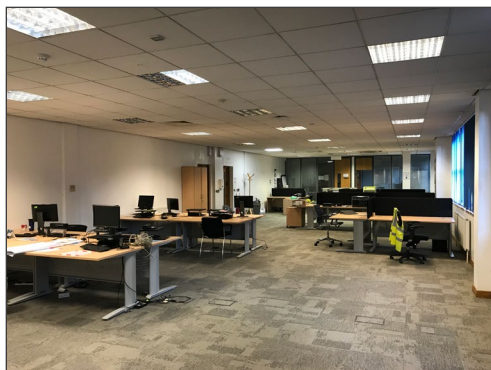
### DESCRIPTION

H200 comprises a detached, modern steel portal frame warehouse, offering the following specification:

- > Double storey office accommodation
- > 4 level access loading doors
- > 8m eaves
- > 40m secure private loading yard
- > 45 car parking spaces

**ONE OF THE WEST MIDLANDS LARGEST AND WELL ESTABLISHED LOGISTICS LOCATIONS**





### ACCOMMODATION

	SQ FT	SQ M
<b>GF Office</b>	3,794	349.70
<b>FF Office</b>	2,928	272.05
<b>Warehouse</b>	34,722	3,225.72
<b>Total</b>	<b>41,414</b>	<b>847.47</b>

### PLANNING

B1 & B8

### SERVICES

III Phase Electric, Gas and Water.

### BUSINESS RATES

Rateable Value (2023): £257,500

### TERMS

The premises are available on a new Full Repairing & Insuring Lease for a term to be agreed.

### RENT

On application

### VAT

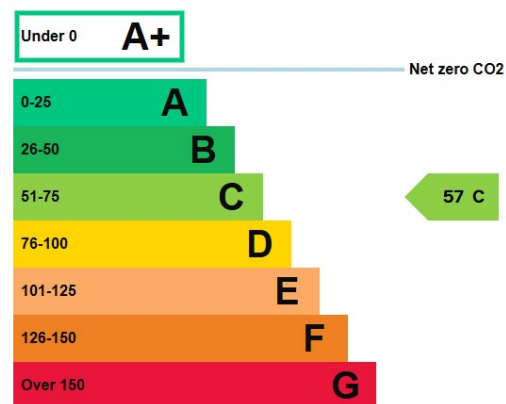
VAT is payable on all rents charged under the lease.

### LEGAL COSTS

Each side to pay their own legal costs incurred in the transaction.

### EPC

C (57)



FOR VIEWINGS  
**CONTACT THE AGENTS**

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