

units 34&35

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

CANMOOR



Modern Industrial / Warehouse Units 13,540 - 31,165 sq ft **TO LET**

- Units to be refurbished to a high specification
- Eaves height of 6.2m
- 3 electric roller shutter doors
- Ground floor offices with LED lighting throughout
- 3 phase power
- 30 allocated parking spaces
- Target EPC B
- 1 mile from M42 and 9 miles from Birmingham Airport
- Units can be split upon request to provide 13,540 and 17,625 sq ft

SOLIHULL

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SOLIHULL

ACCOMMODATION

Unit 34	SQ FT	SQ M
Offices	601	55.8
Warehouse	17,024	1,581.6
TOTAL	17,625	1,637.4
Unit 35	SQ FT	SQ M
Ground floor offices	3,709	344.6
First floor mezzanine	3,129	290.7
Warehouse	6,702	622.6
TOTAL	13,540	1,257.9
COMBINED U34 & U35	31,165	2,895.3

DESCRIPTION

The units are of a steel frame construction with ground floor offices in both units. Unit 35 benefits from additional fitted offices on the ground floor and mezzanine space. The units are currently combined but can be split upon request.

SPECIFICATION



6.2M EAVES HEIGHT



TARGETING EPC B



3 GROUND LEVEL LOADING DOORS



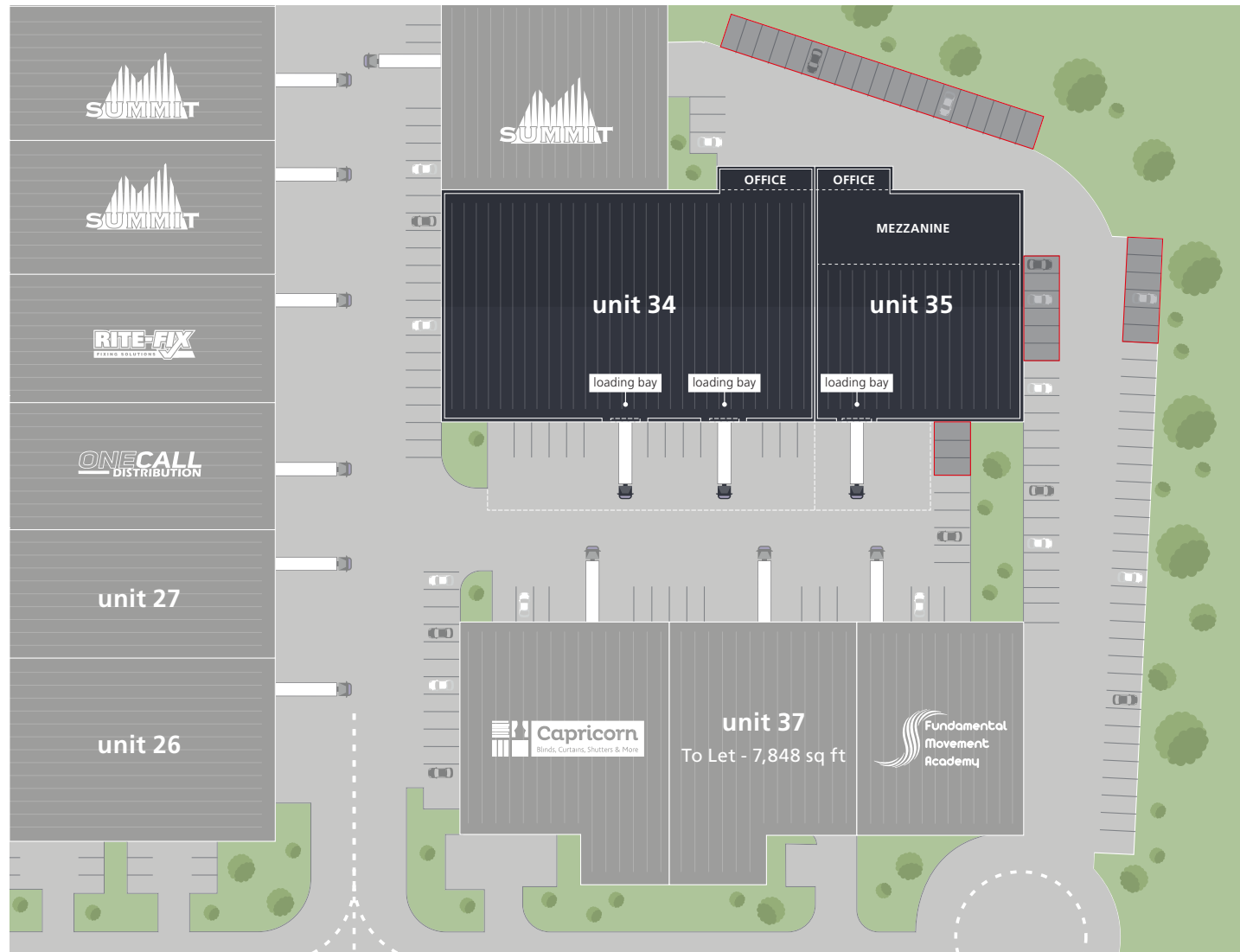
THREE PHASE POWER SUPPLY



ON SITE SECURITY WITH GATEHOUSE AND CCTV



30 ALLOCATED CAR PARKING SPACES



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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



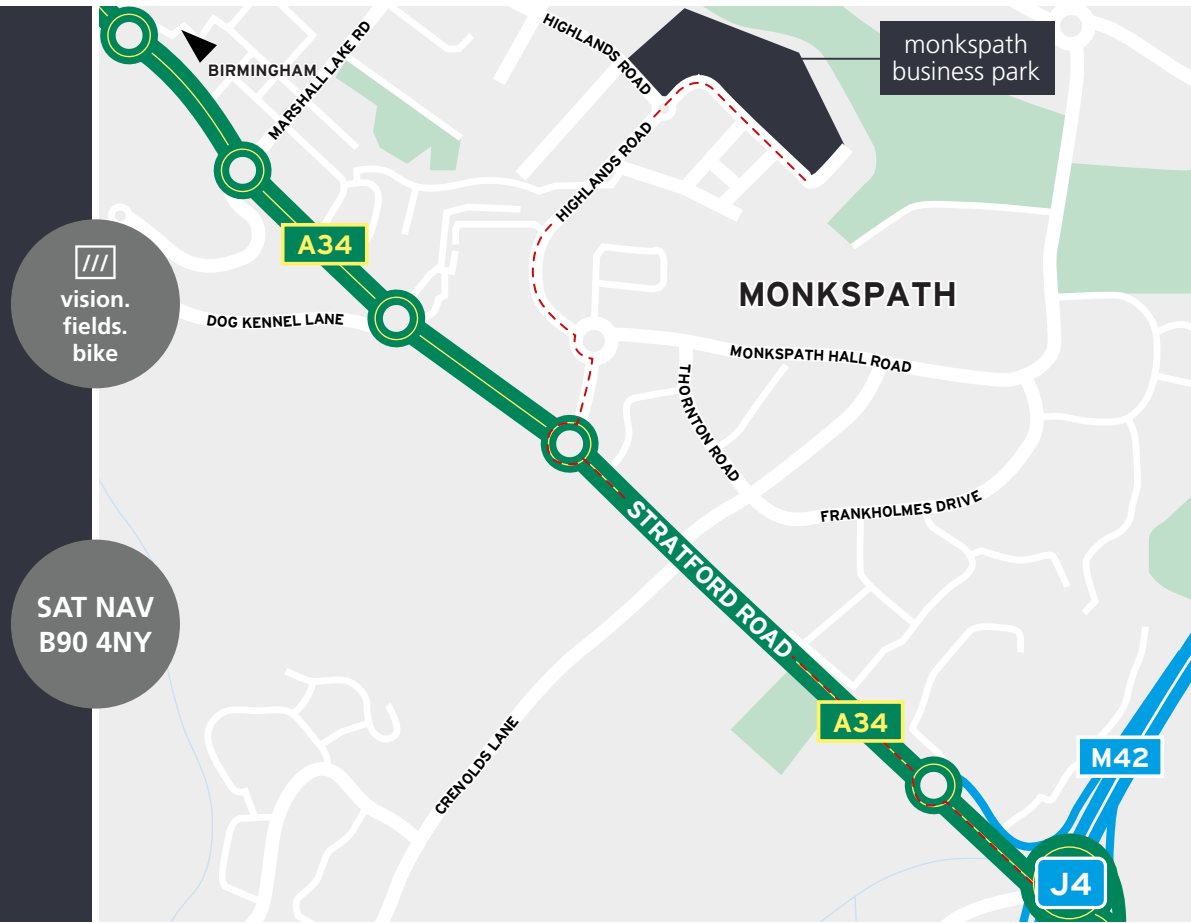
Skilled local workforce. 18% work in manufacturing, transportation and storage

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



FURTHER INFORMATION

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

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