

unit 37

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

CANMOOR

AVAILABLE
Q1 2025



Modern Industrial / Warehouse Unit 7,848 sq ft (729.1 sq m) **TO LET**

- 1 mile from M42
- 9 miles from Birmingham Airport
- A well established industrial estate
- On site security
- Superfast fibre broadband
- 3 phase power
- Allocated car parking spaces
- Eaves height of 6.2m
- Ground floor office accommodation

On site occupiers include:

CityFibre

GSF CAR PARTS

BELL
PLUMBING SUPPLIES

BUNN

ELECTRIC
CENTER

Shred-it®
A Stericycle® Solution

Norton

MMX

SOLIHULL

unit 37

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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.



6.2M EAVES
HEIGHT



TARGETING
EPC B



1 GROUND LEVEL
LOADING DOORS



ON SITE SECURITY
WITH GATEHOUSE
AND CCTV



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



ON SITE
CAR PARKING



THREE PHASE
POWER SUPPLY



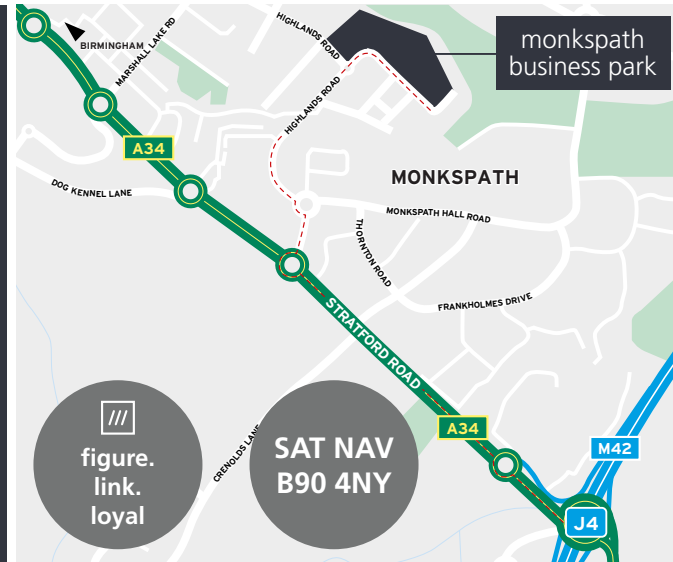
Highly skilled workforce.
33% qualified to degree level
and above



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

ACCOMMODATION

Unit 37	sq ft	sq m
Total	7,848	729.1



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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