

TO LET HIGH QUALITY INDUSTRIAL AND WAREHOUSE UNIT



Unit 35 - 7,907 sq ft (735 sq m)

Fully refurbished. Available Now



Unit 35 - TO LET HIGH QUALITY INDUSTRIAL AND WAREHOUSE UNIT



DESCRIPTION

Unit 35 comprises a mid-terraced industrial/warehouse unit, fully refurbished to a high standard. The property benefits from a level access loading door, ground floor office accommodation, and a dedicated yard and parking area.

ACCOMMODATION

UNIT	TOTAL (SQ FT)	TOTAL (SQ M)
35	7,907 sq ft	(735 sq m)

EPC

Fully refurbished the property has a target EPC rating of B.

BUSINESS RATES

The April 2026 Rateable Value is £55,000.

TERMS

The unit is available by way of a new Fully Repairing and Insuring Lease.

PLANNING

The estate is suitable for light industrial/general industrial and storage/distribution uses falling within classes B1, B2 and B8.

SECURITY

The estate benefits from 24 hour security via a manned gatehouse, which is further supplemented by regular security patrols.

SERVICE CHARGE

A service charge is levied to cover the communal costs and services for the estate.



5.6M EAVES
HEIGHT



LEVEL ACCESS
LOADING DOOR



ALLOCATED CAR
PARKING SPACES



DEDICATED
FORECOURT YARD



GROUND FLOOR OFFICE
ACCOMMODATION

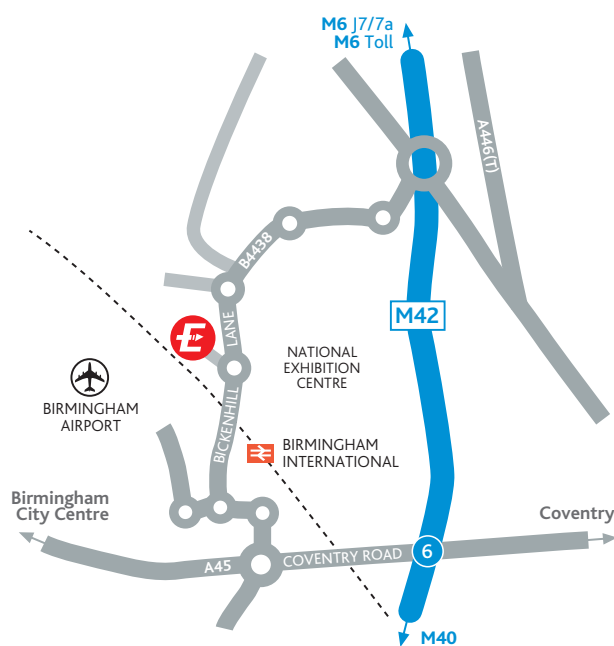


1 X EV
CHARGING POINT

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LOCATION

The property is located on the well-established Elmdon Trading Estate within Solihull. The estate benefits from excellent connectivity, being less than 1 mile from Junction 6 of the M42 and approximately 2.2 miles from Junction 4 of the M6. Birmingham Airport, Birmingham International Railway Station and the National Exhibition Centre (NEC) are all within close proximity.



Location

Miles

BIRMINGHAM

13.3

NEC

2.2

BIRMINGHAM INTERNATIONAL



1.0

COVENTRY

10.9

LONDON

115.0



Road

Miles

M42 (J6)

1.9

M6 (J4)

2.6



Air

BIRMINGHAM AIRPORT

3.3

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Investments

www.elmdontradingestate.co.uk

FURTHER INFORMATION

For further information or viewing, please contact our joint agents, Colliers or Savills.

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