



**\*\*\*COMING SOON Q1 2026\*\*\***

# **TO LET**

## **INDUSTRIAL/ TRADE WAREHOUSE WITH YARD & PARKING**

UNIT 1 FOCUS PARK, ASHBOURNE WAY, SOLIHULL, B90 4QU



# **39,000 sqft**

(2,746 sqm) approx GIA

**PRIME WAREHOUSE IN HEART OF SOLIHULL INDUSTRIAL/ TRADE AREA**

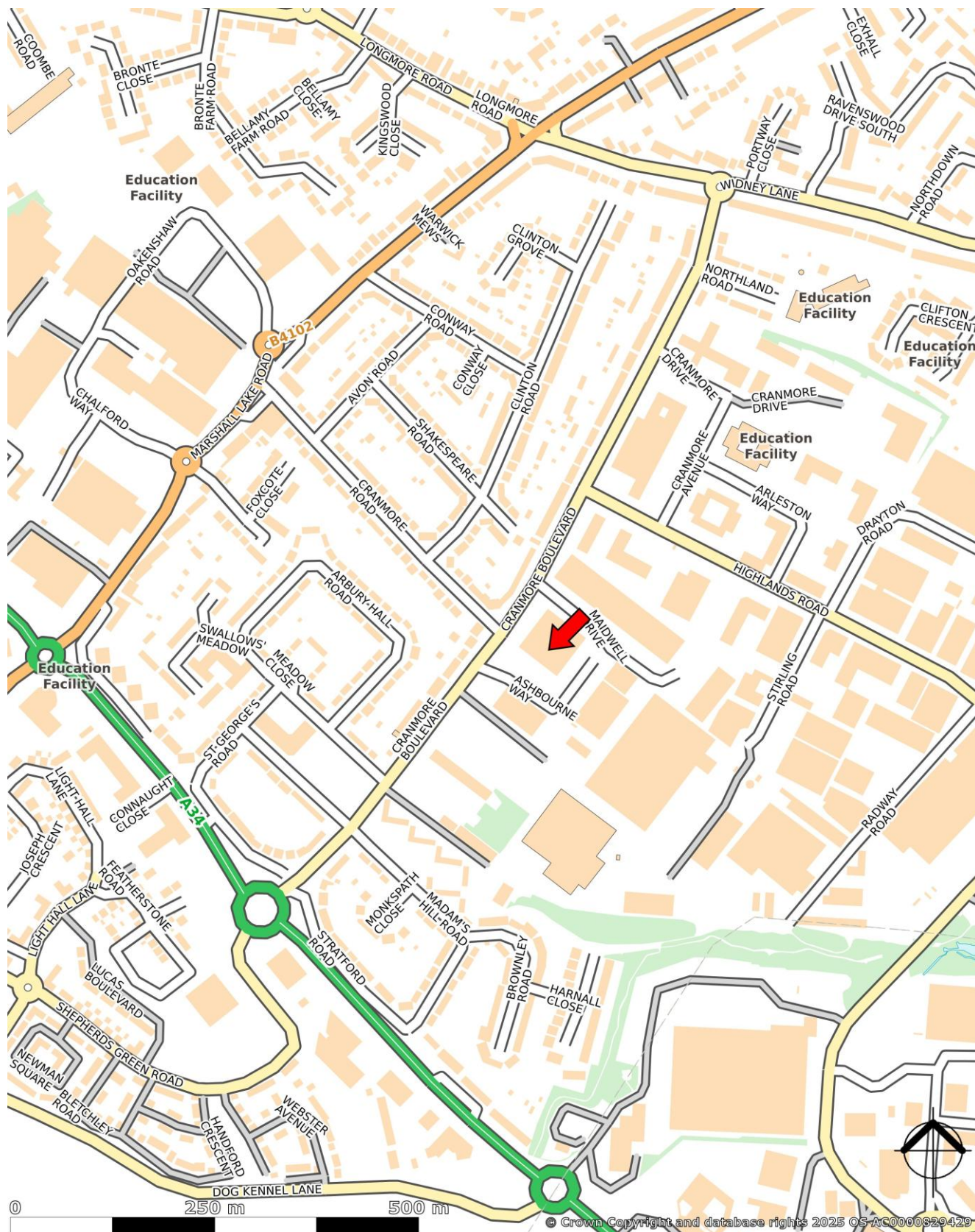
**LARGE GATED YARD AND PARKING FOR 75 CARS (APPROX)**

**8.4m EAVES/ GF & FF OFFICES AND TO UNDERGO FULL REFURBISHMENT**

**SUITABLE FOR TRADE DISTRIBUTION/ SELF-STORAGE/ LEISURE (SUBJECT TO PLANNING)**

**CONTACT NEIL SLADE OR TOM MORLEY FOR FURTHER INFORMATION**





4 Brindleyplace Birmingham B1 2LG

T 0121 455 9455

E [info@harrislamb.com](mailto:info@harrislamb.com)

[www.harrislamb.com](http://www.harrislamb.com)

Harris Lamb Limited Conditions under which Particulars are issued

Messrs. Harris Lamb Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are given notice that:

(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.

(iii) no person in the employment of Messrs. Harris Lamb or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.

(iv) all rentals and prices are quoted exclusive of VAT. (v) Harris Lamb is the trading name of Harris Lamb Limited.