

INDUSTRIAL, WAREHOUSE | TO LET



UNIT 4, 1 STATION ROAD, COLESHILL, B46 1HT

12,467 SQ FT (1,158.22 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

A prominent industrial warehouse premises with large frontage and rear yard.

- Prominent Roadside Premises
 - 3 Bay Interconnecting Warehouse
 - Ground & First Floor Offices and Amenities
 - Large Yard and Lading Area
 - Rear Yard
 - Min Eaves of 5M
 - Excellent Motorway Connectivity
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DESCRIPTION

The property comprises a prominent detached industrial warehouse premises of steel portal frame construction with full-height brick elevations and a pitched, insulated steel-clad roof with translucent roof lights, offering excellent natural illumination.

The warehouse spans three interconnected bays, featuring concrete flooring, Ambi-Rad heating, LED strip lighting, a dedicated canteen, and WC facilities.

Loading access is provided via an electronically operated loading door, opening onto a spacious front yard area. With a minimum eaves height of 15ft 7" rising to over 20ft at the apex, the warehouse offers ample space for a range of operations.

Office accommodation is available across ground and first floors, finished to a high standard with carpeted floors, suspended ceilings with inset lighting, double-glazed windows, perimeter power and data, air conditioning, and gas-fired central heating. Additional WC and kitchen facilities are provided at first floor level.

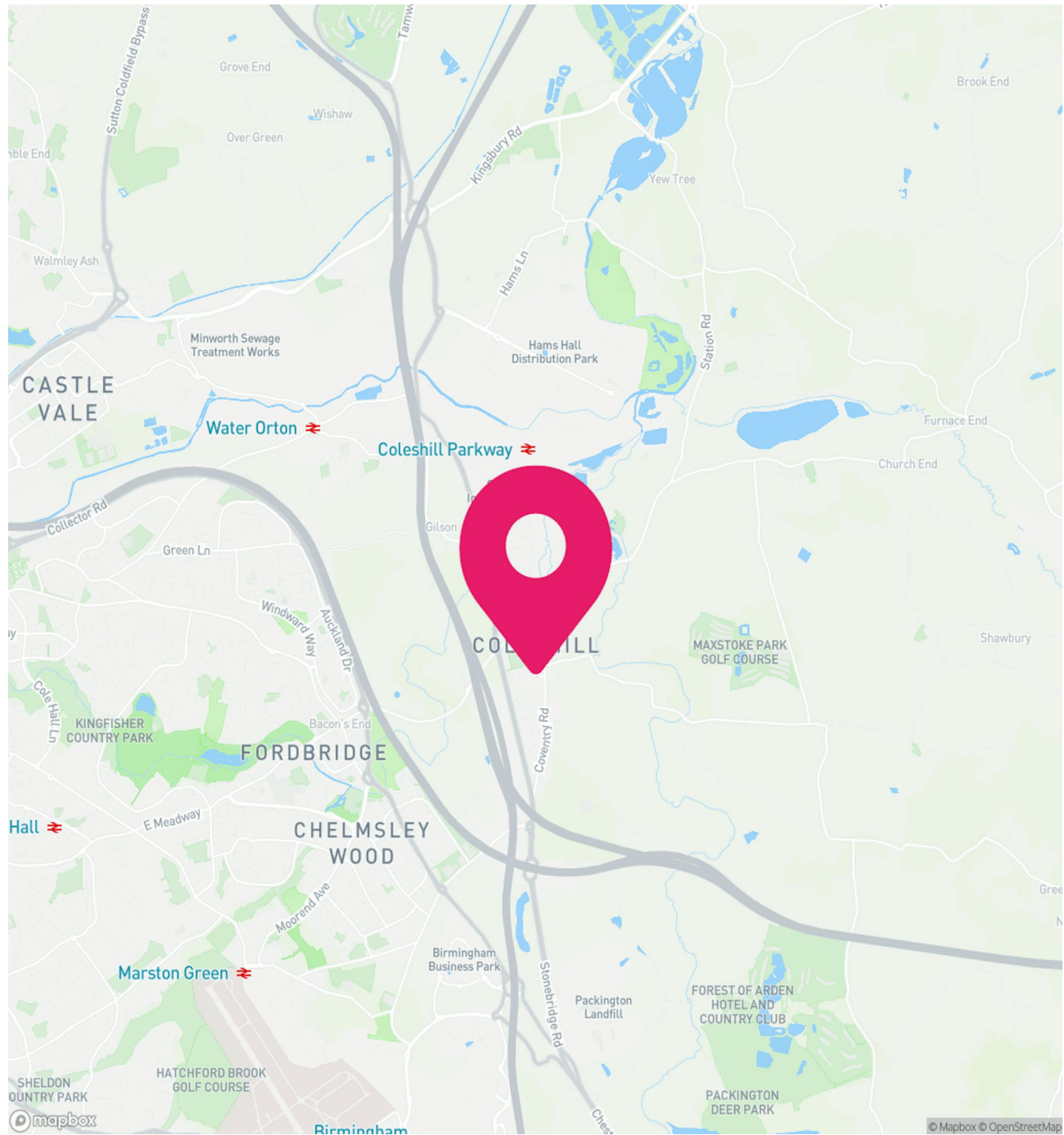
Externally, the property benefits from extensive road frontage to Station Road, a generous front yard with ample parking, and an additional rear yard, providing exceptional flexibility for logistics and storage.



LOCATION

The property is situated on Station Road, Coleshill within easy driving access to the motorway network via the nearby A446 which leads directly to both Junction 9 of the M42 and Junction 4 of the M6 together with M6 Toll Road.

Coleshill Parkway Railway Station is within walking distance and The National Exhibition Centre, Birmingham International Airport and Birmingham International Railway Station are all within 10 minutes drive.



SERVICE CHARGE

n/a

RATEABLE VALUE

£70,000

VAT

To be confirmed

LEGAL FEES

Each party to bear their own costs

RENT

£106,000 per annum on a new lease with length and terms to be agreed.

POSSESSION

The property is immediately available following the completion of legal formalities.

EPC

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ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT



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