

INDUSTRIAL / WAREHOUSE TO LET

H200, Edison Road, Hams Hall Distribution Park

Coleshill, B46 1AB



Key Highlights

- 8 m eaves height
- 4 level access loading doors
- 40 m secure loading yard
- Three phase electric
- Multimodal Connectivity - On-site Rail Freight at Hams Hall
- Detached, self contained building with secure yard
- Close proximity to Birmingham Airport, the NEC and JLR

55 Colmore Row
Birmingham, B3 2AA

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DESCRIPTION

H200 comprises a detached, modern steel portal frame warehouse. The warehouse offers a practical specification suitable for logistics, warehousing and light industrial occupiers, including 8m eaves height, four level access loading doors and a 40m secure private loading yard.

The unit also benefits from 45 dedicated car parking spaces and quality two-storey office accommodation totalling approximately 6,700 sq f

ACCOMMODATION

The accommodation comprises the following areas:

FLOOR AREA	SQ FT	SQ M
Ground - Warehouse	34,722	3,226
Ground - Office	3,794	352
1st - Office	2,928	272
TOTAL	41,444	3,850

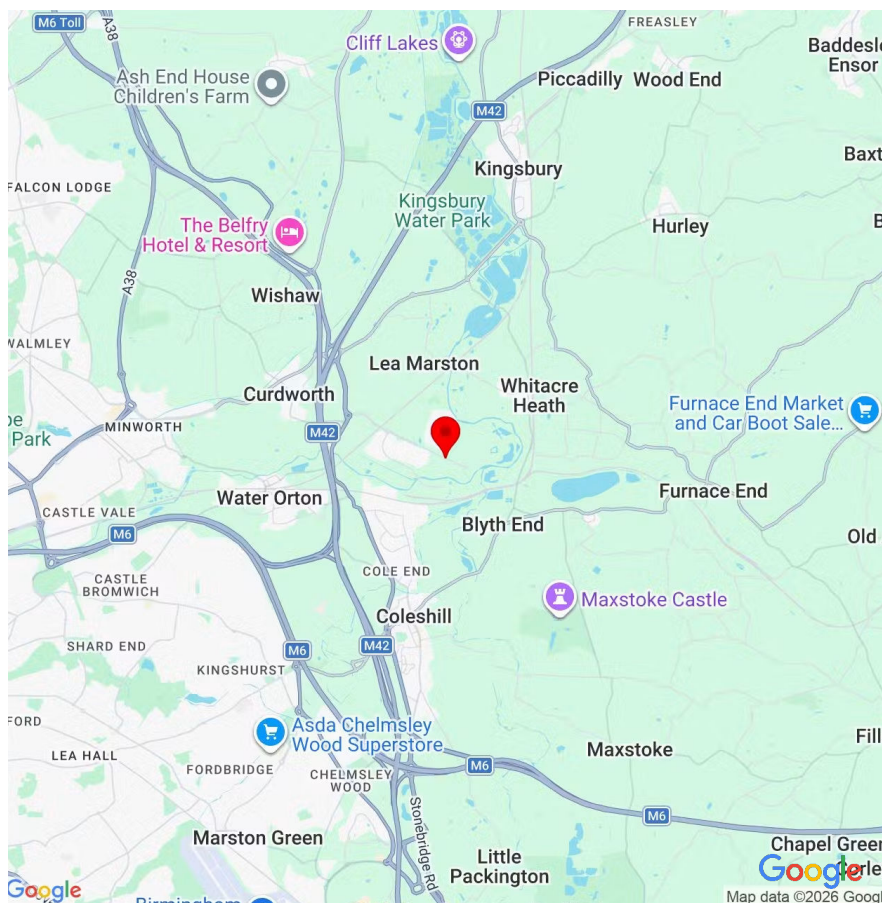
LOCATION

Hams Hall Distribution Park is a well-established national and regional distribution hub and benefits from an on-site rail freight terminal, making it one of the region's key multimodal logistics locations.

The combination of excellent road connectivity, a strong labour catchment and an established occupier base makes H200 an attractive opportunity for businesses seeking a centrally located distribution facility.

SPECIFICATIONS

- 41,414 sq ft detached warehouse
- Prime Hams Hall Distribution Park location
- Immediate access to J9 M42
- 8m clear internal eaves height
- 4 level access loading doors
- 40m secure loading yard
- Two-storey office accommodation
- 45 car parking spaces
- On-site rail freight connectivity
- EPC Rating C (57)



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VIEWINGS

Viewings are through Savills or joint agents Darby Keye.

TERMS

The property is available by way of a new fully repairing and insuring lease on terms to be agreed,

SERVICES

We understand that all mains services are connected to the site however, interested parties should make their own enquiries.

BUSINESS RATES

Rateable Value: £257,500
Rates Payable: based on 2023 valuation
EPC: C (57)

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

EPC

A copy of the EPC is available on request.

VAT

VAT may be payable on any transaction at the prevailing rate.

CONTACTS

For further information please contact:

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