

unit 11

FRANKLEY INDUSTRIAL ESTATE ■ FROGMILL ROAD ■ RUBERY ■ BIRMINGHAM ■ B45 0LD ■ ///BASIS.LOTS.GOLD

CANMOOR

NEWLY
REFURBISHED



Modern Warehouse With Trade Counter Potential 4,859 sq ft (451 sq m) **TO LET**

- 3 miles from M5 J4
- Well established, premier industrial estate
- Prominent trade counter location
- 5.9m eaves height
- 3 phase power
- Roller shutter door



BIRMINGHAM

unit 11

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DESCRIPTION

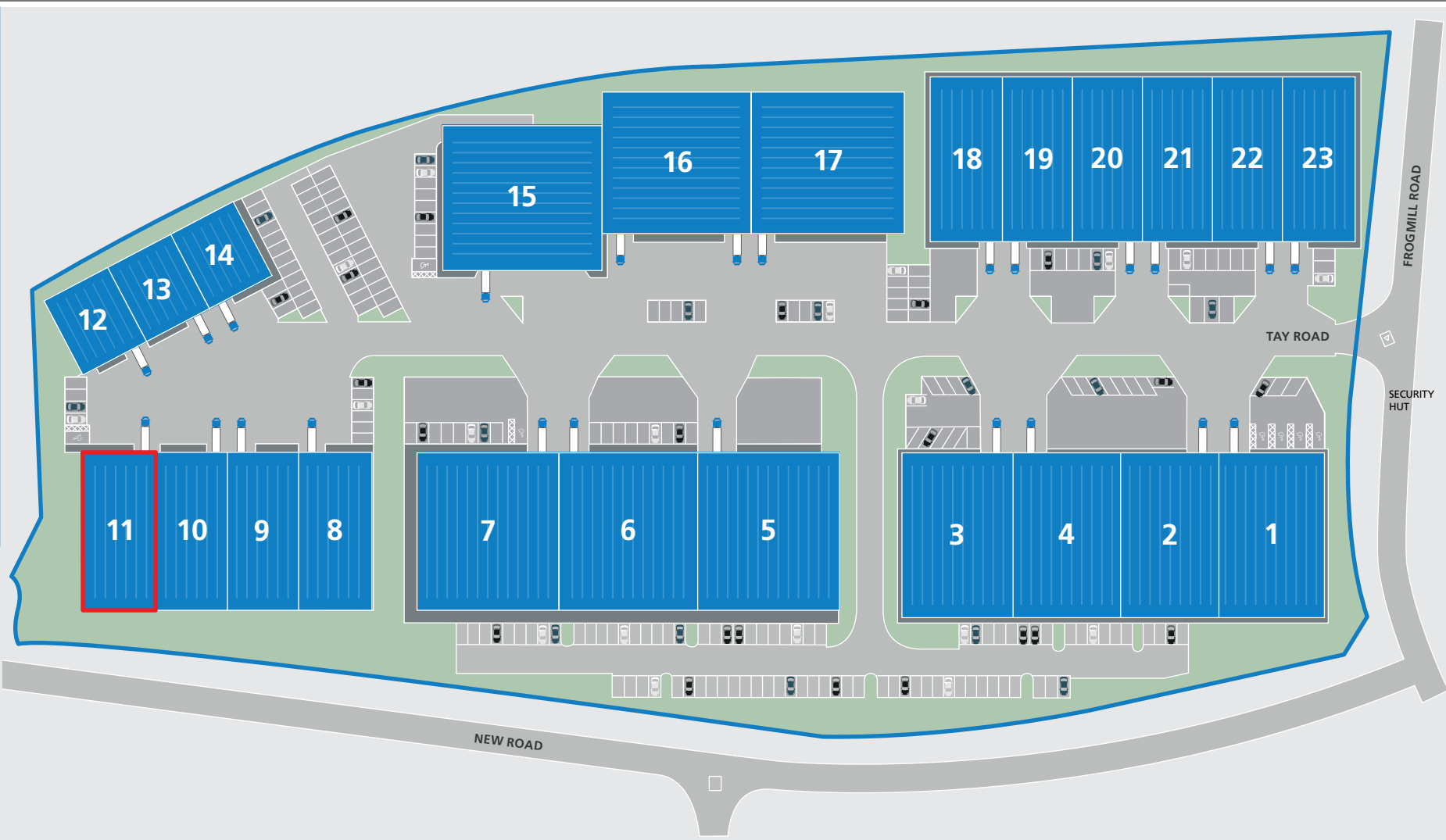
Unit 11 is a 4,859 sq ft steel portal framed industrial unit with insulated cladding, benefitting from an electronically operated loading door. The unit has an eaves height 5.9m and benefits from ground floor offices. Externally, the unit has a yard to the front with designated car parking.

ACCOMMODATION

Unit 11	sq ft	sq m
Office	959	89.1
Warehouse	3,900	362.3
Total	4,859	451.4



BIRMINGHAM



SPECIFICATION



5.9M
EAVES HEIGHT



SECURE
GATED ESTATE



ELECTRICALLY OPERATED
ROLLER SHUTTER DOOR



3 PHASE POWER



DEMISED
CAR PARKING



FITTED OFFICES AND
WELFARE FACILITIES



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LOCATION

Frankley Industrial Estate is situated approximately 8.5 miles south west of Birmingham City Centre, just 3 miles north of Junction 4 of the M5, off Frogmill Road, which is approximately 0.5 miles to the north of the Rubery by-pass (A38).

The surrounding area is predominantly residential, but incorporates the mixed-use development Great Park which includes office and leisure uses.

Birmingham, the UK's second largest city, is located at the heart of the West Midlands region and strategically located 118 miles north west of London, 87 miles south of Manchester and 12 miles south east of Wolverhampton.

EPC

EPC B.

CONNECTIVITY



M5 J4	3 miles
M42 J2	5.2 miles
Birmingham	8.5 miles
Redditch	9.5 miles
Solihull	11.5 miles
M40	12 miles
M6 J6	19 miles
Coventry	30 miles
London	116 miles



Birmingham	26 miles
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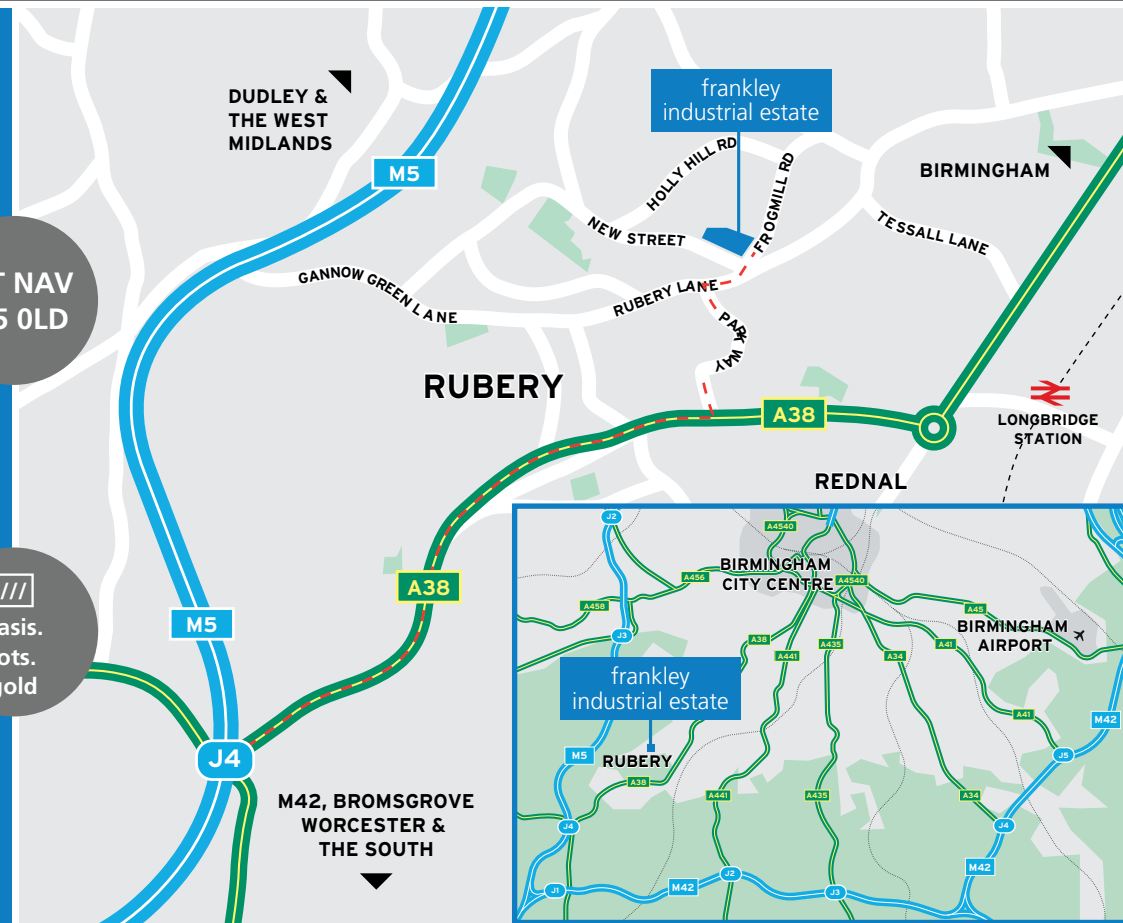


Longbridge	1.9 miles
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SAT NAV
B45 OLD



basis.
lots.
gold



FURTHER INFORMATION

For further information on available units please contact the agents:



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