



TO BE FULLY REFURBISHED FOR SUMMER 2026

TO LET INDUSTRIAL/ TRADE WAREHOUSE WITH YARD & PARKING

UNIT 1 FOCUS PARK, ASHBOURNE WAY
SOLIHULL
B90 4QU



39,959 sqft

(3,712.3 sqm) approx

PRIME WAREHOUSE IN HEART OF SOLIHULL INDUSTRIAL / TRADE AREA

LARGE GATED YARD AND PARKING FOR 75 CARS (APPROX)

9.4m EAVES / GF & FF OFFICES AND TO UNDERGO FULL REFURBISHMENT

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





LOCATION

The property is located on the popular Focus Park off Cranmore Boulevard, less than 1.5 miles from J4 of the M42, off Highlands Road, Solihull. The location provides excellent access to the national motorway network with both the M40 and M6 less than five miles away. Birmingham City Centre is located 8.5 miles north via the A34 (Stratford Road) and Birmingham Airport and Jaguar Land Rover are within 3 miles. Focus Park is one of the anchor destinations for trades business in the region, with surrounding occupiers including Screwfix, Easy Bathrooms, Howdens, Topps Tiles, Wolesley and Selco.

DESCRIPTION

The property comprises a modern, detached warehouse building of two bay, steel portal frame construction with profile clad and brickwork elevations with extensive parking and gated, secure yard area. The property will undergo a full refurbishment for completion Summer 2026 to include:

- Overhaul of roof to include new translucent roof lights and LED lighting
- Full refurbishment of offices and welfare facilities
- Internal and external redecoration
- Repairs to yard and parking areas, where required

The warehouse is accessed via 3 x electric roller shutter doors and provides a concrete floor, 9.4m eaves (haunch height to 8m) approx, with integral offices providing ground floor reception/toilets and personnel lift with open plan offices to first floor.

Externally, the units benefit from a large fenced and gated yard area with separate, extensive car parking for up to 75 cars (approx).

AVAILABILITY/ TENURE

The property is available on a new full repairing and insuring lease following landlord refurbishment (summer 2026).

RENT

On application from the Agents

BUSINESS RATES

Rateable Value (2026) - £237,000

ACCOMMODATION

AREA	SQFT	SQM
Warehouse	35,359.7	3,285
GF Offices	1,062.4	98.7
FF Offices	3,537.1	328.6
Gross Internal Area	39,959.2	3,712.3

EPC

Post refurbishment to be B rating. Current rating D (93).

SERVICE CHARGE

A service charge will be payable. Further information available from the Agents.

VAT

All prices quoted are exclusive of VAT, which may be chargeable.

ANTI-MONEY LAUNDERING:

The money laundering regulations require identification checks are undertaken for all parties purchasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing entity.

VIEWING

Strictly via sole agents:

HARRIS LAMB

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Date: April 2026

SUBJECT TO CONTRACT



