

unit 14

FRANKLEY INDUSTRIAL ESTATE ■ FROGMILL ROAD ■ RUBERY ■ BIRMINGHAM ■ B45 0LD ■ ///EVENTS.GIVES.BASKET

CANMOOR



Indicative Image



Modern Warehouse With Trade Counter Potential 2,489 sq ft (231 sq m) **TO LET**

- 3 miles from M5 J4
- Well established, premier industrial estate
- Prominent trade counter location
- 6.14m eaves height
- 3 phase power
- Roller shutter door



BIRMINGHAM

unit 14

FRANKLEY INDUSTRIAL ESTATE ■ FROGMILL ROAD ■ RUBERY ■ BIRMINGHAM ■ B45 0LD ■ ///EVENTS.GIVES.BASKET



DESCRIPTION

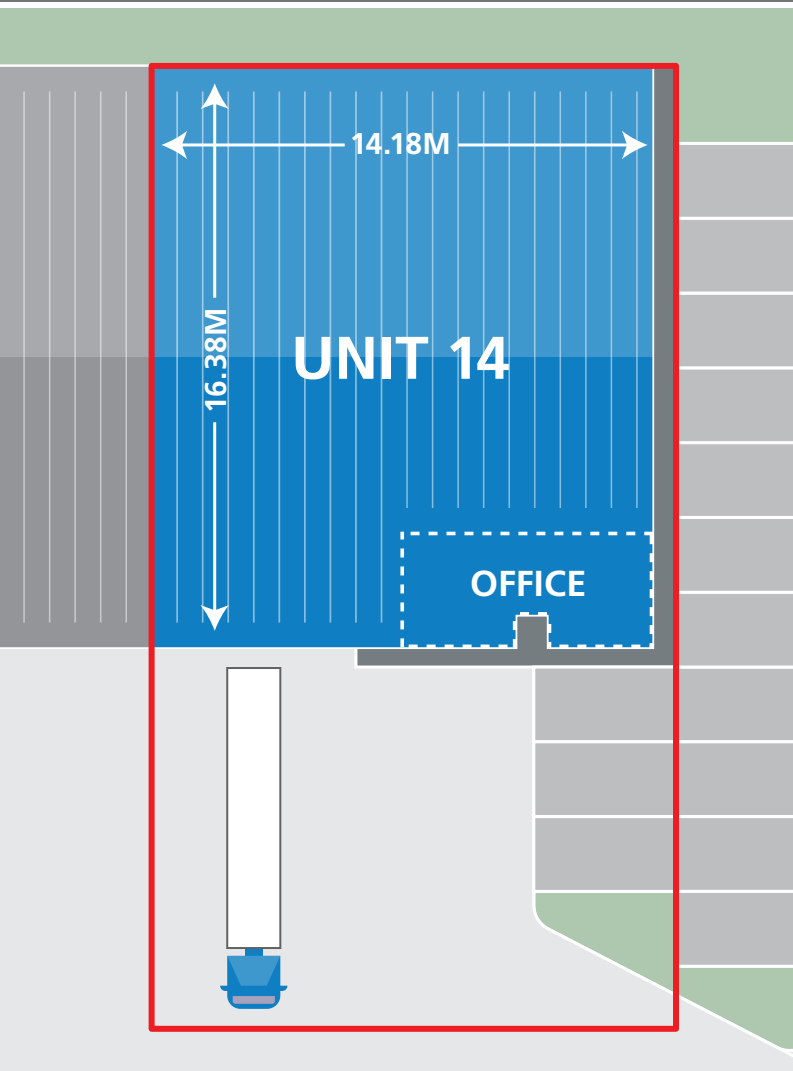
Unit 14 is a 2,489 sq ft steel portal framed industrial unit with insulated cladding, benefitting from an electronically operated loading door. The unit has an eaves height 6.14m and benefits from ground floor offices. Externally, the unit has a yard to the front with designated car parking.

ACCOMMODATION

Unit 14	sq ft	sq m
Office	223	20.7
Warehouse	2,266	210.5
Total	2,489	231.2



BIRMINGHAM



SPECIFICATION



6.14M
EAVES HEIGHT



SECURE
GATED ESTATE



1 LEVEL ACCESS LOADING
BAY DOOR (4.5M X 5M)



3 PHASE
POWER



3 DESIGNATED CAR
PARKING SPACES



GROUND FLOOR
OFFICES

unit 14

FRANKLEY INDUSTRIAL ESTATE ■ FROGMILL ROAD ■ RUBERY ■ BIRMINGHAM ■ B45 OLD ■ ///EVENTS.GIVES.BASKET

CANMOOR

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



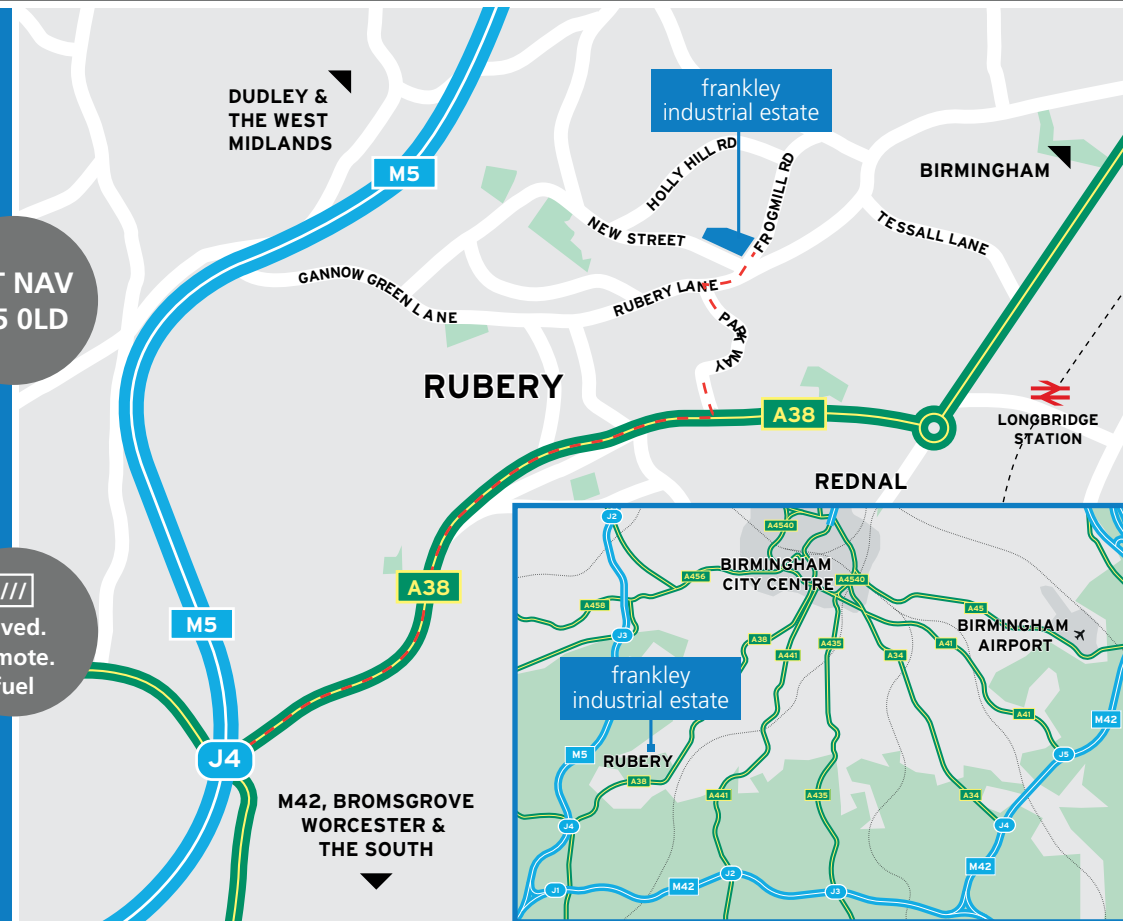
Birmingham	26 miles
------------	----------



Longbridge	1.9 miles
------------	-----------

SAT NAV
B45 OLD

///
loved.
remote.
fuel



FURTHER INFORMATION

For further information on available units please contact the agents:



Thomas Morley
07921 974 139
thomas.morley@harrislamb.com
Ashley Brown
07887 503 851
ashley.brown@harrislamb.com



Max Andrews
07770 801 885
max.andrews@avisonyoung.com
Sam Forster
07552 540 560
sam.forster@avisonyoung.com