

# WAREHOUSE/STORAGE/TRADE COUNTER

| UNIT 1 and 11 | COLESHILL TRADE PARK | STATION ROAD | COLESHILL | WEST MIDLANDS | B46 1AT |

**BUSY ROAD  
FRONTAGE**



**TO LET**

**UNIT 1**

**2,986** SQM

**(277.41** SQM

- ▶ Two miles to M6 & easy access to M42, M6 Toll.
- ▶ Six miles from NEC and Birmingham International Airport.
- ▶ Suitable for general industrial / warehouse and trade counter.
- ▶ Integrated electric security shutters.
- ▶ Fully glazed entrances.
- ▶ Security gates and generous parking provision.
- ▶ Electrically operated loading doors.

**TO LET**

**UNIT 11**

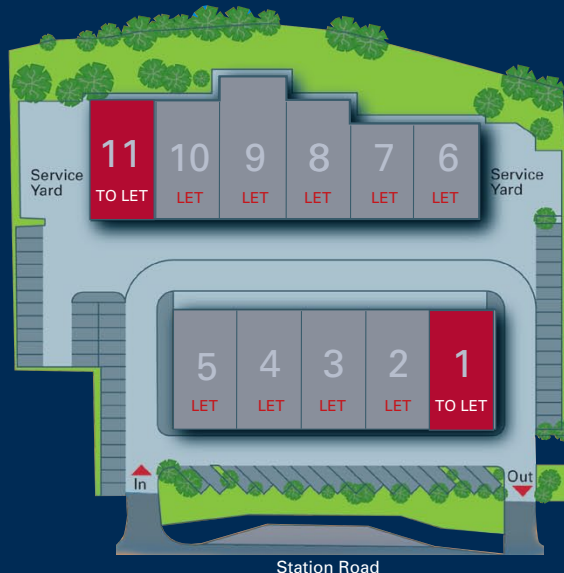
**2,916** SQM

**(270.90** SQM

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## LOCATION

Colehill Trade Park is located on Station Road, which runs parallel to the A446 dual carriageway giving direct access to junction 9 of the M42 (2 miles), junction 1 of the M6 Toll (2 miles) and junction 4 of the M6 (2 miles). The National Exhibition Centre, Birmingham Airport and Birmingham International Railway Station are a short drive away and easily accessible via junction 6 of the M42.



Station Road

## DESCRIPTION

Colehill Trade Park benefits from prominent frontage onto Station Road.

The Park provides 31,966 sqft (2,969 sqm) of comprehensively refurbished accommodation with 11 units.

Each unit features 3.6m eaves height, 3-phase electricity, dedicated car parking and loading areas.

The Park is less than a mile from Colehill Parkway railway station and Colehill town centre.

## USE

It is understood the property is suitable for uses falling within classes E(g) (formerly B1), B2, and B8. Interested parties are advised to make their own enquiries with North Warwickshire Borough Council.

## ENERGY PERFORMANCE CERTIFICATE

Energy Performance Asset Rating: TBC

## UNITS TO LET

UNIT	SQFT	SQM	UNIT	SQFT	SQM
1	2,986	277.41	11	2,916	270.90

FOR MORE  
INFORMATION

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ON BEHALF OF

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## COLESHILL TRADE PARK, STATION ROAD, COLESHILL, WEST MIDLANDS B46 1AT



Sat Nav: B46 1AT

