

unit 13

FRANKLEY INDUSTRIAL ESTATE ■ FROGMILL ROAD ■ RUBERY ■ BIRMINGHAM ■ B45 0LD

CANMOOR



Modern Warehouse With Trade Counter Potential 2,474 sq ft (230 sq m) **TO LET**

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

BIRMINGHAM

unit 13

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DESCRIPTION

Unit 13 is a 2,474 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 3	sq ft	sq m
Ground - Office & Welfare	176	16
Ground - Warehouse	2,298	214
Total	2,474	230



BIRMINGHAM

SPECIFICATION



5.9M
EAVES HEIGHT



SECURE
GATED ESTATE



ROLLER
SHUTTER DOOR



3 PHASE POWER



DEMISED
CAR PARKING



SELF CONTAINED
OFFICES



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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
Solihul	11.5 miles
M40	12 miles
M6 J6	19 miles
Coventry	30 miles
London	116 miles



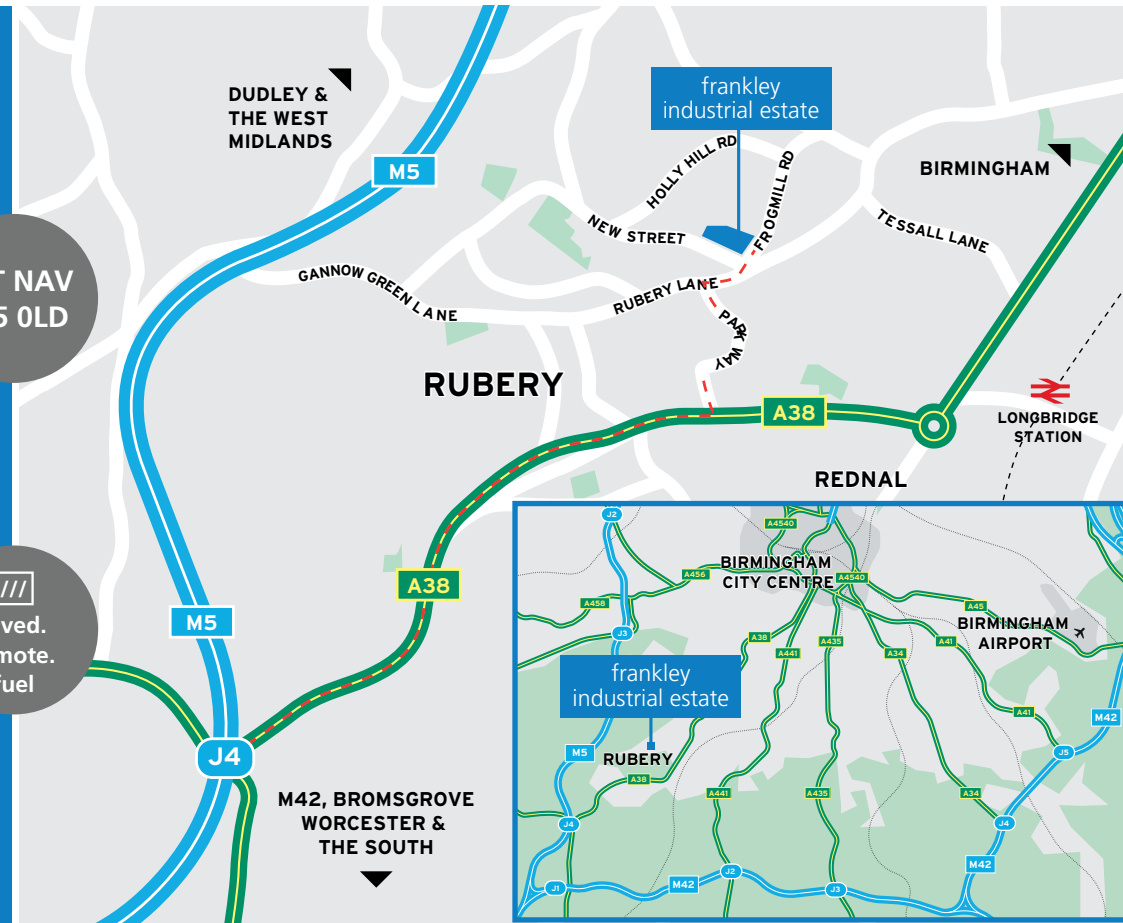
Birmingham	26 miles
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Longbridge	1.9 miles
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SAT NAV
B45 OLD

loved.
remote.
fuel



FURTHER INFORMATION

For further information on available units please contact the agents:

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