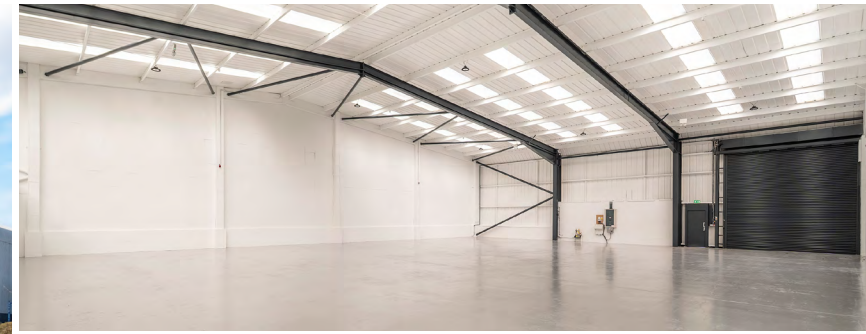


# unit 3

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

CANMOOR

NEWLY  
REFURBISHED



## Modern Warehouse With Trade Counter Potential 7,305 sq ft (679 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
- Ground floor office facilities



# BIRMINGHAM



# unit 3

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



## DESCRIPTION

Unit 3 is a 7,305 sq ft steel portal framed industrial unit with insulated cladding, benefitting from an electronically operated loading door. The unit has an eaves height of 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 | 1,337        | 124        |
| Ground - Warehouse        | 5,968        | 555        |
| <b>Total</b>              | <b>7,305</b> | <b>679</b> |



# BIRMINGHAM



## SPECIFICATION



5.9M  
EAVES HEIGHT



SECURE  
GATED ESTATE



ELECTRICALLY OPERATED  
ROLLER SHUTTER DOOR



3 PHASE POWER



EXTENSIVE  
CAR PARKING



FITTED OFFICES AND  
WELFARE FACILITIES



# unit 3

FRANKLEY INDUSTRIAL ESTATE ■ FROGMILL ROAD ■ RUBERY ■ BIRMINGHAM ■ B45 OLD

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  |



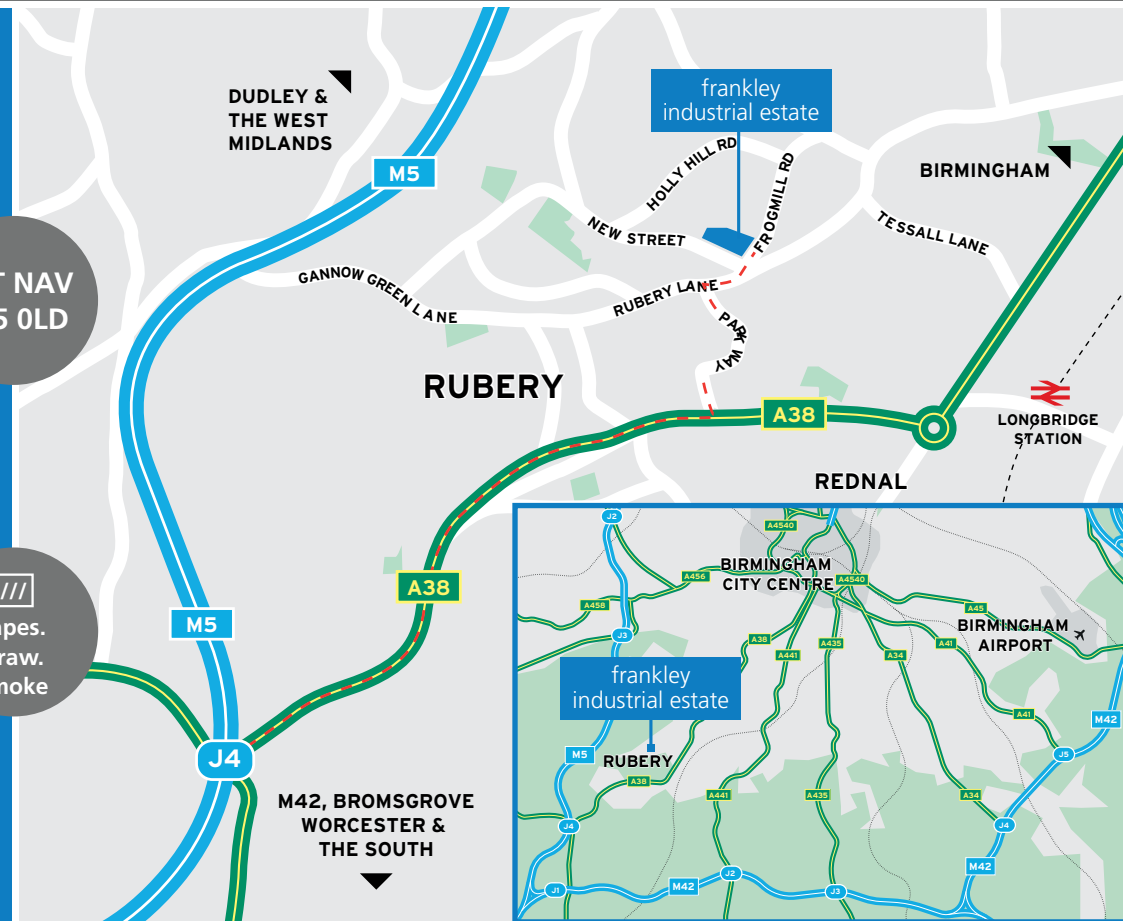
|            |          |
|------------|----------|
| Birmingham | 26 miles |
|------------|----------|



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

SAT NAV  
B45 OLD

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## FURTHER INFORMATION

For further information on available units please contact the agents:



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