

# monkspath business park

HIGHLANDS ROAD ■ SHIRLEY ■ SOLIHULL ■ B90 4NY

CANMOOR



## Newly Refurbished Warehouse Units 5,691 sq ft - 31,148 sq ft **TO LET**

- 9 miles from Birmingham Airport
- 8.5 miles from Birmingham City Centre
- Ground floor office accommodation
- High quality refurbished units
- Minimum eaves height of 6m
- Superfast Fibre broadband
- On site security with gatehouse and CCTV
- 1 mile from M42 J4
- Well established, premier industrial estate

On site occupiers include:

CityFibre

GSF CAR PARTS

BELL  
PLUMBING SUPPLIES

BUNN

ELECTRIC  
CENTER

Shred-it®  
A Stericycle® Solution

Norton

MMX

SOLIHULL

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## ACCOMMODATION

The units are of steel frame construction with single storey offices to the front and warehouse to the rear providing a minimum eaves height of 6 metres.

Level access electric loading doors give access to dedicated service yards, with allocated car parking spaces to each unit.

Local occupiers include Farmfoods, John Lewis, DHL & Electric Center.

Unit	sq ft
18	10,529
19	5,691
<b>Combined Total</b>	<b>16,200</b>
34	17,625
35	13,523
<b>Combined Total</b>	<b>31,148</b>
37	7,848

# SOLIHULL

SPECIFICATION



EAVES HEIGHT FROM 6M



SELF CONTAINED OFFICES



GROUND LEVEL LOADING DOORS



ON SITE SECURITY WITH GATEHOUSE AND CCTV



ON SITE CAR PARKING



AVAILABLE - ■  
LET - ■

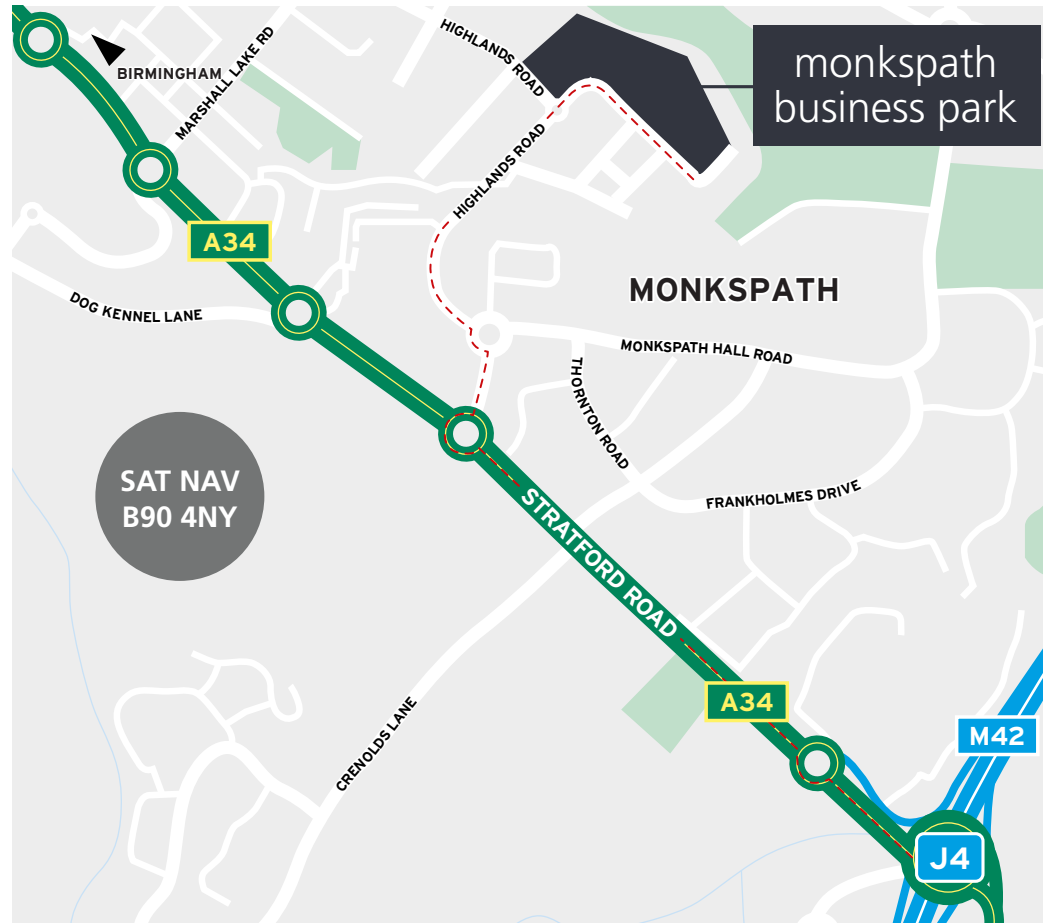
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## LOCATION

Monkspath Business Park is situated on Highlands Road, Solihull, off the A34 Stratford Road. The A34 provides direct access to Junction 4 of the M42, 1 mile to the south east and Birmingham City Centre, 8.5 miles to the north east. Solihull town centre is 3.5 miles to the north east and is accessed via the B4102.



## COMMUNICATIONS



**HIGHLY PRODUCTIVE WORKFORCE**

Gross value added per employee is highest in the region



**HIGHLY SKILLED WORKFORCE**

33% qualified to degree level and above



**LOWER FULL TIME WAGES IN WEST MIDLANDS**

They are 6% lower than the national average



**SKILLED LOCAL WORKFORCE**

18% work in manufacturing, transportation and storage

### LOCATION miles

Birmingham City Centre	8.5
The NEC	8.5
Birmingham International	9
Coventry	17
London	103

### ROAD miles

M42 J4	1
M40 J16	5
M6 J4	11

### AIR miles

Birmingham International	9
Coventry	26

## FURTHER INFORMATION

For further information on available units please contact the joint agents:

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