

**AVAILABLE  
NOW**



**GRADE A**  
**Warehousing Space**  
Up to 30,000 Sq Ft (2,787 Sq m)

**Unit 2**  
Rowan Way  
Hams Hall Distribution Park  
Coleshill, Birmingham  
B46 1DS

**BROMWICH**  
**ARDY**  
024 7630 8900  
[www.bromwichhardy.com](http://www.bromwichhardy.com)

Unit 2, Rowan Way  
Hams Hall Distribution Park

**Up to 30,000 Sq Ft  
available of Grade A  
warehousing space**

Set within the  
LTS Global Solutions  
distribution centre



## Key Features



15m clear  
internal heights



Up to 9,000  
pallet spaces



EPC Rating A16  
BREEAM Excellent



Secure site  
and access



Up to 30,000 sq ft  
available



Also available as  
serviced storage  
space with warehouse  
services included





Unit 2, Rowan Way  
Hams Hall Distribution Park

**The Park's location is unparalleled with 7 motorways and 2 airports within easy reach**

### TENURE

Available by license to occupy..

### SERVICE CHARGE

Information available upon request.

### EPC

EPC Rating A16 and BREEAM Excellent

### LOCATION

Hams Hall is a new manufacturing & distribution hub centrally positioned in the West Midlands to serve the UK and international markets.

With 7 motorways and 2 airports all within easy reach, the Park's location is unparalleled and its benefits do not stop there. Only 10 miles from Birmingham City Centre and 1 mile from the M42 Junction 9.

### DESCRIPTION

Up to 30,000 Sq Ft available of Grade A warehousing space within the LTS Global Solutions distribution centre and head office. Suitable for logistic storage and available with or without racking as required. Also available as serviced storage space with warehouse services included by way of separate negotiation. Ideal for any company needing overflow space or looking to expand r internal heights, ample truck bays and roller doors, LED lighting and office space available.

### ACCOMMODATION

Description	Sq ft	Sq m
Bay 1	10,000	929
Bay 2	10,000	929
Bay 3	10,000	929
<b>Total (NIA)</b>	<b>30,000</b>	<b>2,787</b>



## VAT

This property is registered for VAT (Value Added Tax).

## LEGAL COSTS

Each party is to bear their own legal and surveyors costs incurred in this transaction.



## TRAVEL DISTANCES



### Motorways

M42 Junction 9  
M6 Junction 4

1 miles  
5.9 miles



### Airports

Birmingham / NEC  
Coventry

8.6 miles  
17.5 miles



### Train Stations

Birmingham New Street  
Birmingham International

12.9 miles  
9 miles

## VIEWING

By appointment  
through the  
sole agent.

**BROMWICH**  
**ARDY**  
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