

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**

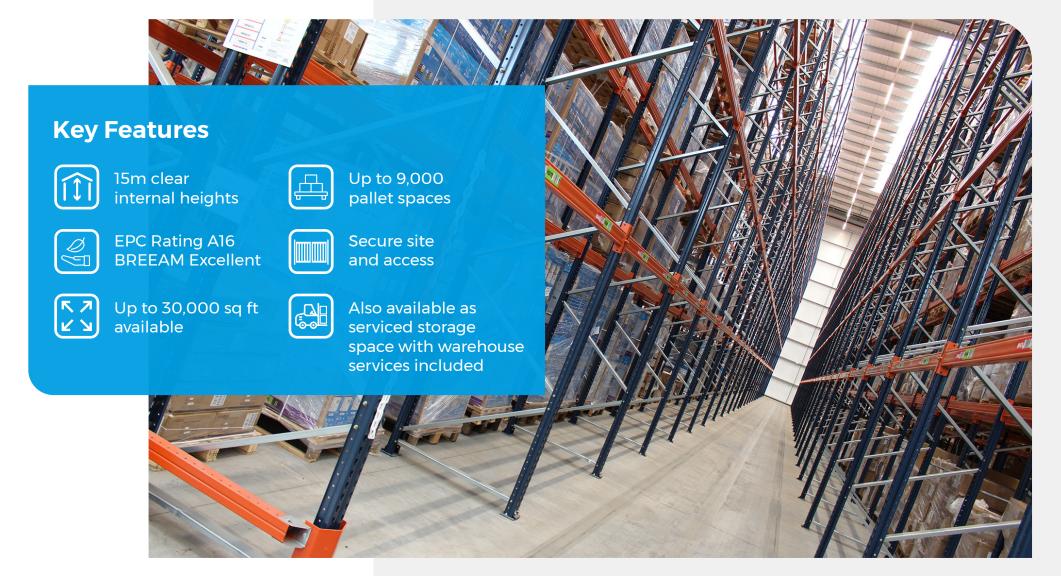


Unit 2, Rowan Way Hams Hall Distribution Park

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



Set within the LTS Global Solutions distribution centre





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
Total (NIA)	30,000	2,787



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 8.6 miles Coventry 17.5 miles



Train Stations

Birmingham New Street Birmingham International 9 miles

VIEWING

By appointment through the sole agent.



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Bromwich Hardy1 The Cobalt Centre

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Middlemarch Business Park
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