

# For Sale

## **Industrial Unit**

- 200m from Shirley Railway Station
- 3.5 miles from J4 M42
- Direct frontage off Haslucks Green Road
- Sits on a site of 0.692 acres

### 304 Haslucks Green Road

Shirley, Solihull, B90 2LY

**12,646 sq ft** 1,174.85 sq m

#### Reference: #157259



# **304 Haslucks Green Road**



Shirley, Solihull, B90 2LY



#### Summary

Available Size	12,646 sq ft / 1,174.85 sq m
EPC	В (43)

#### Description

The property is situated off Haslucks Green Road and comprises a twostorey office to the front, a three bay steel truss factory and a steel portal frame unit to the rear. To the side is an ancillary workshop.

The Ground and first floor office building is a mixture of brick and glazed elevations and contains a reception, cellular offices and WC facilities. The central section which is of a three bay steel design is surmounted by steel trussed roof, with a minimum of height to eaves of 3.68 metres. Within this area is a manufacturing area and ancillary modular offices. To the rear is a modern building extension which is of steel portal frame design surmounted by a metal steel profile roof, with a minimum height to eaves of 2.52 metres.

Access to the manufacturing element is via two level access roller shutter doors, one to the front (3.08 metres width x 3.12 metres height) and one to the rear (3.05 metres width x 4 metres height). Externally there is a car park to the front and a part hardcore/part concrete yard to the rear.

The property is self-contained and sits on a site of approximately 0.26 hectares (0.65 acres).

#### Location

Shirley is ideally situated in a strategic position with junction 4 of the M42 motorway its the closest motorway junction, approximately 3 and half miles to the east, which has direct links with the M6 to the

north and the M40 to the south. Birmingham city centre is approximately 8 miles to the northwest and Solihull town centre approximately 4 miles to the east. Shirley Train Station is situated on the same road and is within 200 metres of the building to the south.

#### Accommodation

The building has been measured on a gross internal (GIA) basis and extends to approximately the following areas:

Description	sq ft	sq m
Industrial Area	11,253	1,045.44
Ground and First Floor Offices	1,393	129.41
Total	12,646	1,174.85

#### **Rateable Value**

We understand the rateable value is £53,000. It is advised that interested parties make their own enquires with the Local Authority.

#### Tenure

Freehold

#### Planning

Industrial use

#### VAT

All costs quoted are subject to VAT at the prevailing rate where applicable

#### **Steven Jaggers**

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#### Haslucks Green Road Solihull



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Plotted Scale - 1:1,250

