



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

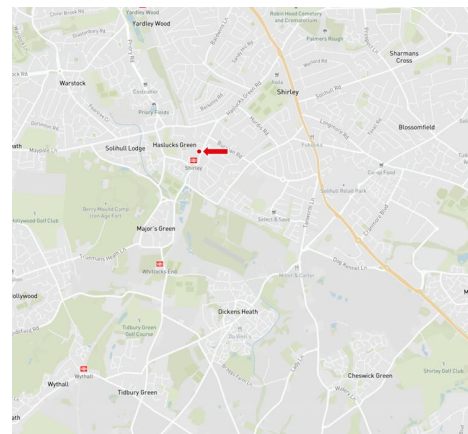
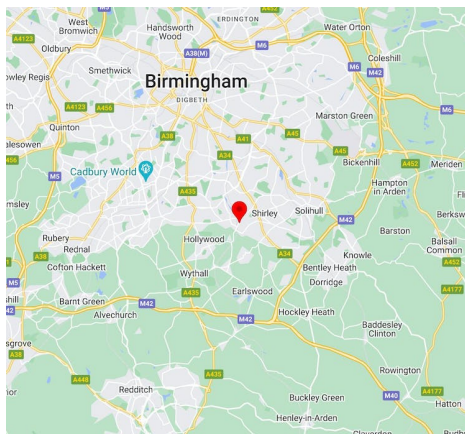
12,646 sq ft

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	B (43)

Description

The property is situated off Haslucks Green Road and comprises a two-storey 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

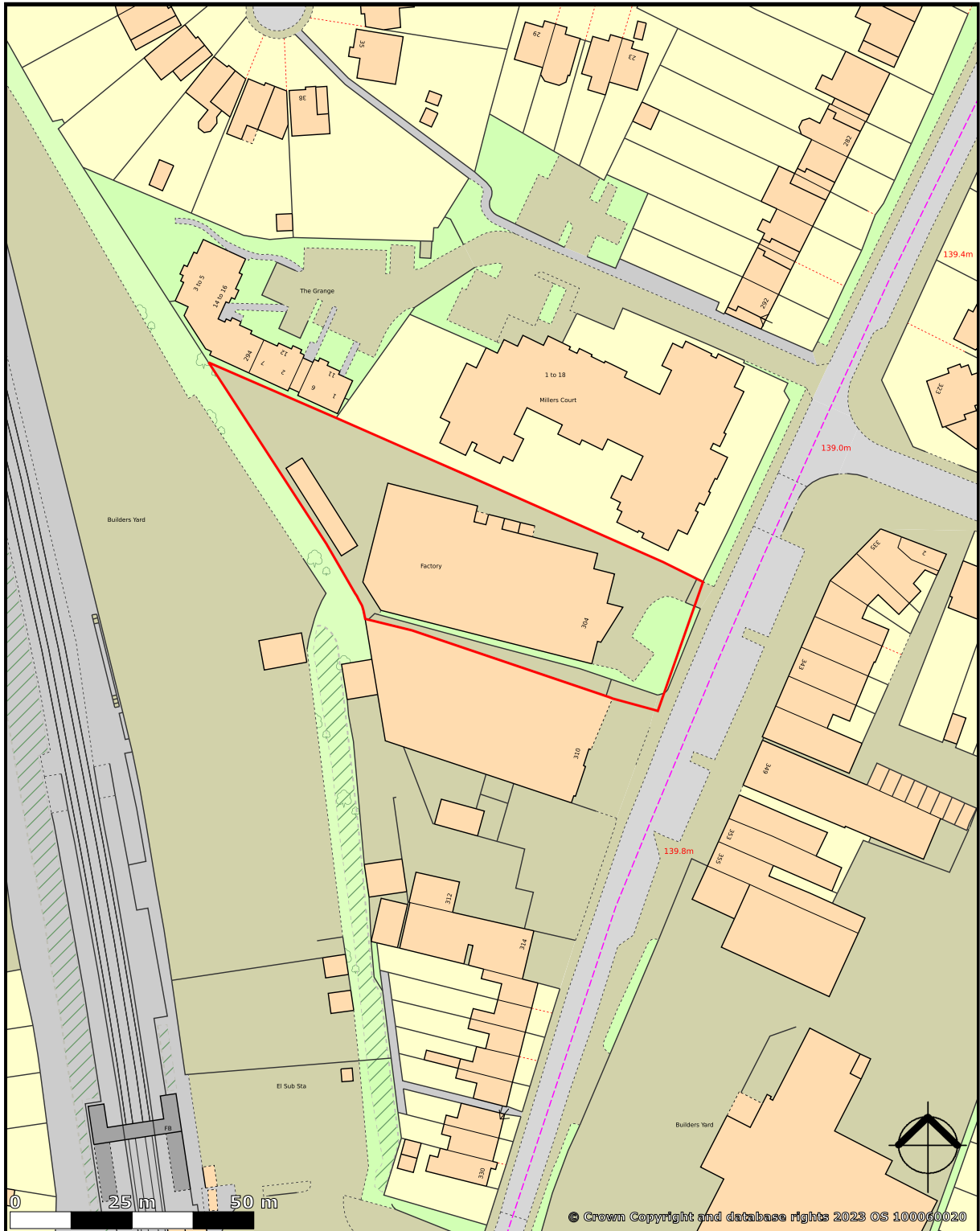
All costs quoted are subject to VAT at the prevailing rate where applicable

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Haslucks Green Road
Solihull



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Plotted Scale - 1:1,250

This plan is published for the convenience of identification only and although believed to be correct is not guaranteed and it does not form any part of any contract.

