

TO LET

UNIT 2, THE HIGHLANDS

MAIDWELL DRIVE, CRANMORE BOULEVARD, SOLIHULL B90 4QN



Topps Tiles

 **HOWDENS**

 **selco BUILDERS WAREHOUSE**

SCREWFIX

 **HSS Hire**

PROFILE TRADE WAREHOUSE

9,135 sq ft (848.7 sq m) (Approx. Total Gross Internal Area)

(TO BE REFURBISHED Q4 2020)

LOCATION

The subject property is located on Maidwell Drive off Cranmore Boulevard, less than 1.5 miles from J4 of the M42, off Highlands Road, Solihull. The location provides excellent access to the national motorway network with both the M40 and M6 less than five miles away. Birmingham City Centre is located 8.5 miles north via the A34 (Stratford Road) and Birmingham Airport and Jaguar Land Rover are within 3 miles.

The Highlands is one of the anchor destinations for trades business, with surrounding occupiers including HSS Hire, Screwfix, Howdens, Topps Tiles and Selco.

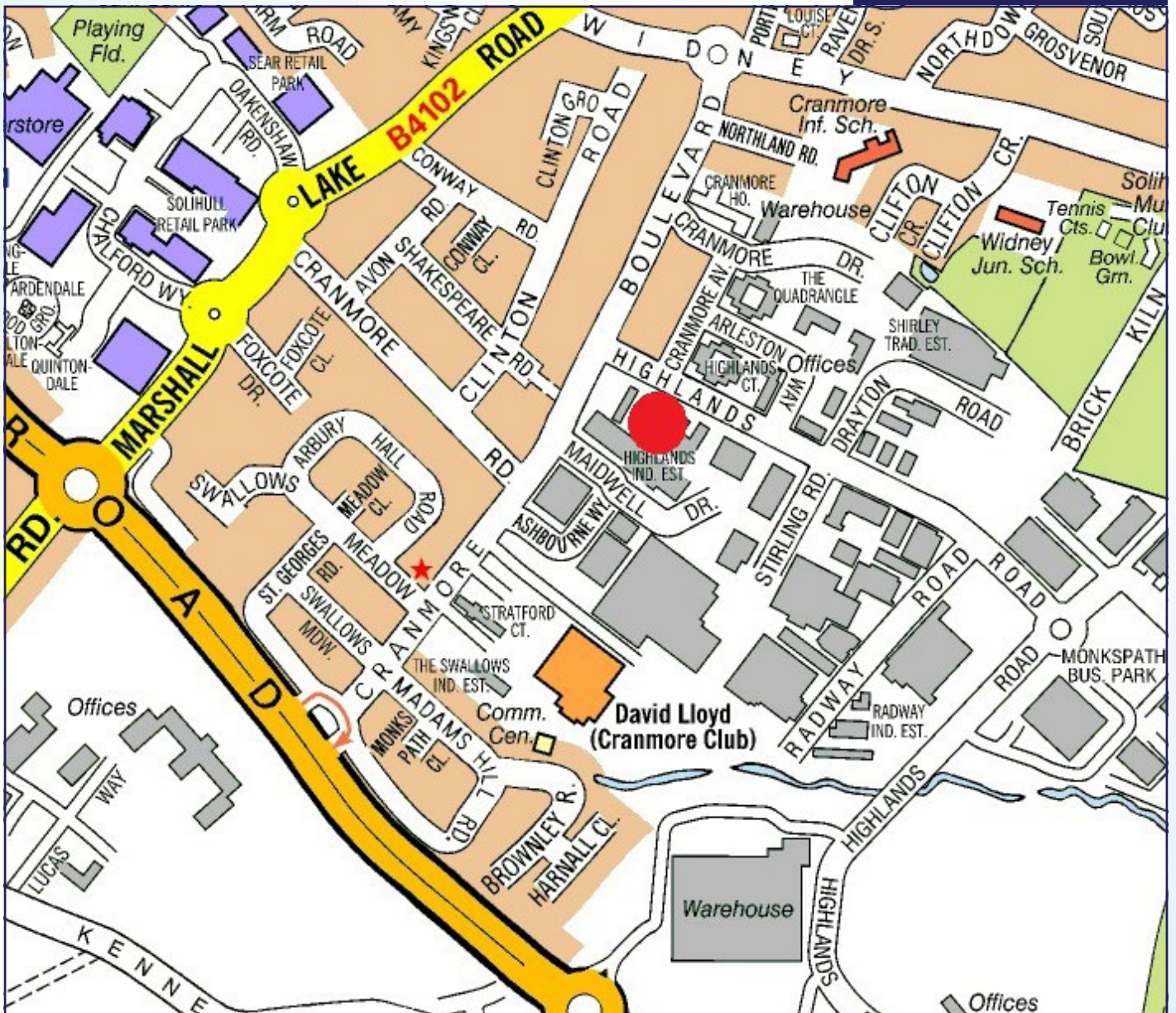
DESCRIPTION

The property provides a mid-terrace industrial trade unit of steel portal frame construction surmounted by a profile metal roof incorporating translucent roof lights. The warehouse provides a concrete floor, high bay lighting, tea-point area, trade counter entrance and 6.9m eaves with 6m to haunch. Vehicular access is by way of an electric roller shutter door to the front elevation, being 4m(w) x 5m (h) approx.

Two storey integral offices are built to the front elevation, providing reception, toilets and offices to ground floor with an open plan office to first floor. The offices benefit from electric heating, suspended ceilings with recessed lighting and double-glazed windows and doors.

Externally, the property provides a loading yard area and demised parking for approximately 8 vehicles

POSTCODE: B90 4QN



ACCOMMODATION

	SQ M	SQ FT
Warehouse	762.3	8,205
GF/FF Offices	86.4	930.0
TOTAL Approx. Gross Internal Area	848.7	9,135

TENURE

The property is available on a new full repairing and insuring lease on terms to be agreed.

RENTAL

£9.00 per sqft + VAT

SERVICE CHARGE

A service charge is levied for the maintenance and up-keep of common areas. Further details are available upon request.

BUSINESS RATES

Rateable Value (2017): £51,000

EPC

Rating: D (83)

SERVICES

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

LEGAL COSTS

Each party to bear their own legal costs incurred in any transaction.

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/leasing entity.

VIEWING Strictly via sole agents

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SUBJECT TO CONTRACT Ref: G6604 Date: 10/20

Harris Lamb Limited Conditions under which particulars are issued.

Messrs. Harris Lamb Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are given notice that:

(i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.

(ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.

(iii) No person in the employment of Messrs. Harris Lamb or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.

(iv) All rentals and prices are quoted exclusive of VAT. (v) Harris Lamb is the trading name of Harris Lamb Limited.

