

# High Quality Warehousing Available

H200 Edison Road, Hams Hall, Coleshill, B46 1AB

## Centrally located in the Hams Hall Distribution Park :

- One of the West Midlands largest and well established logistics locations.
- A major National and Regional Distribution Centre with the benefit of an onsite rail freight terminal.
- Benefits from excellent access to J9 of the M42 providing direct access to the M5, M6, M6 Toll and the wider motorway network.



## SITE OVERVIEW

- Modern Warehouse Unit
- 3,847.47 m<sup>2</sup> (41,414 ft.<sup>2</sup>)
- 4 level access loading doors
- 8m eaves
- Two storey offices
- 40m deep secure loading yard
- 45 car parking spaces

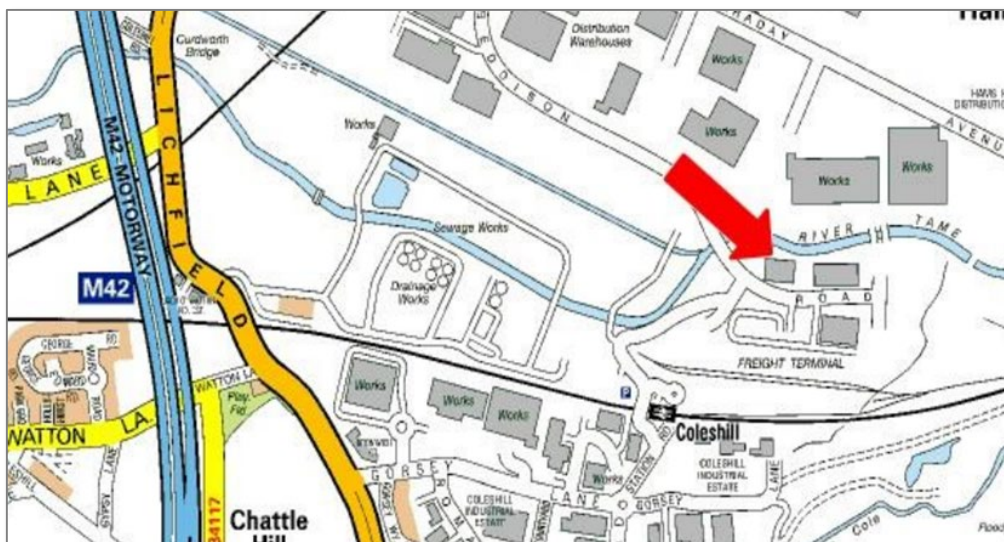


## PROPERTY DETAILS

- The property occupies a site of approximately 1 hectare (2.48 acres).
- **Car park** to front of the property with provision to accommodate **45 vehicles**. Access to this area is also from Edison Road and shared with the adjacent unit.
- There is a **40m deep secure concrete surfaced loading yard** to the rear of the building which is accessed from Edison Road.
- To the front of the building are **two storey integral offices** providing a mix of open plan and partitioned offices accommodation.
- The warehouse has a **minimum eaves height of 8m** to the underside of the haunch, accessed via four level access loading doors in the rear elevation.
- **4 level access loading doors**
- **Immediate Availability**
  - Warehouse: 3,225 m<sup>2</sup> / 34,722 ft.<sup>2</sup>
  - Ground floor office: 349.70 m<sup>2</sup> / 3,794 ft.<sup>2</sup>
  - First floor office: 272.05 m<sup>2</sup> / 2,928 ft.<sup>2</sup>

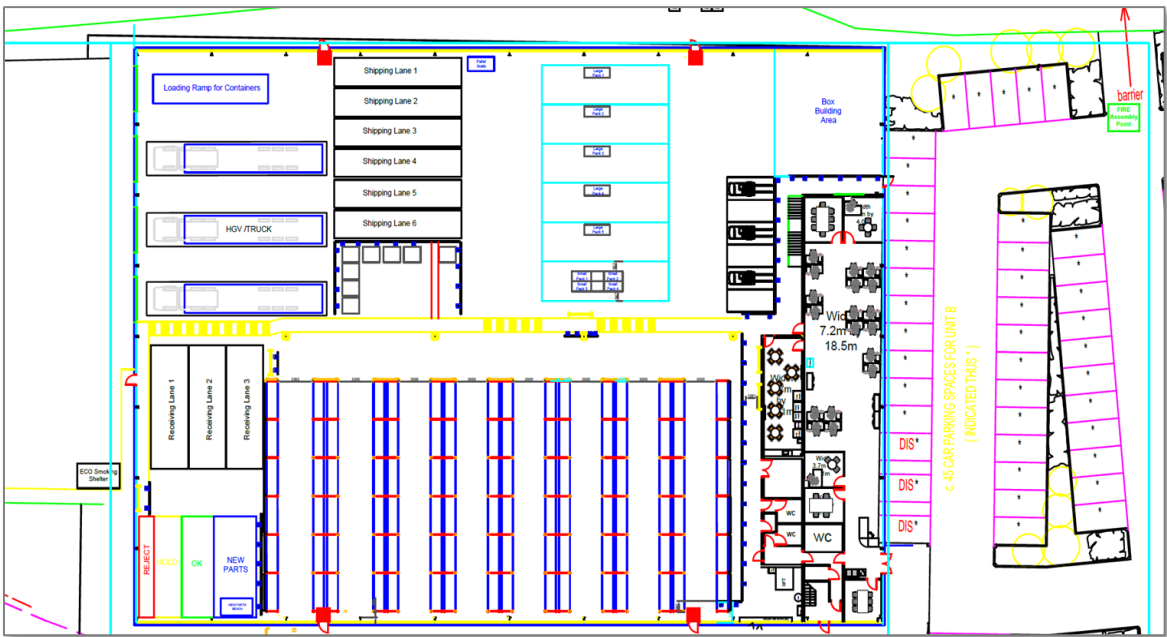
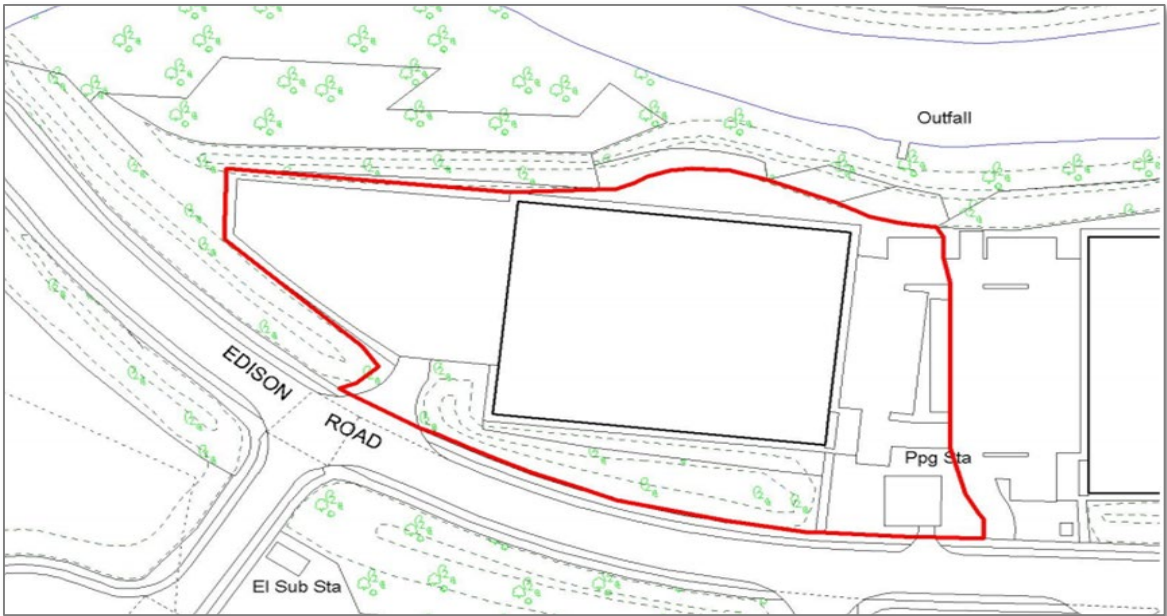


## LOCATION DETAILS (for illustration purposes only)





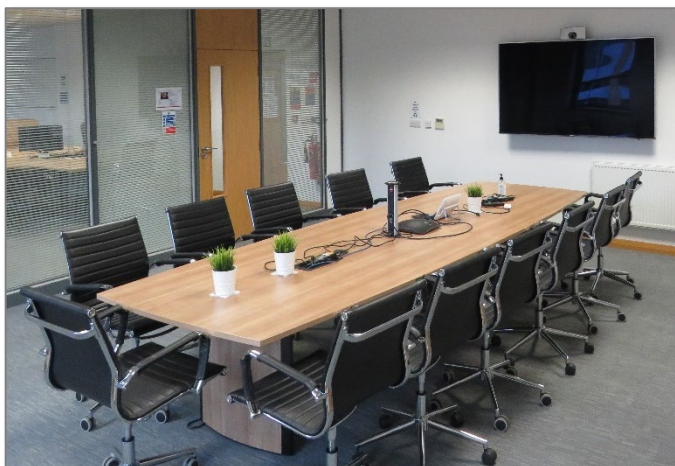
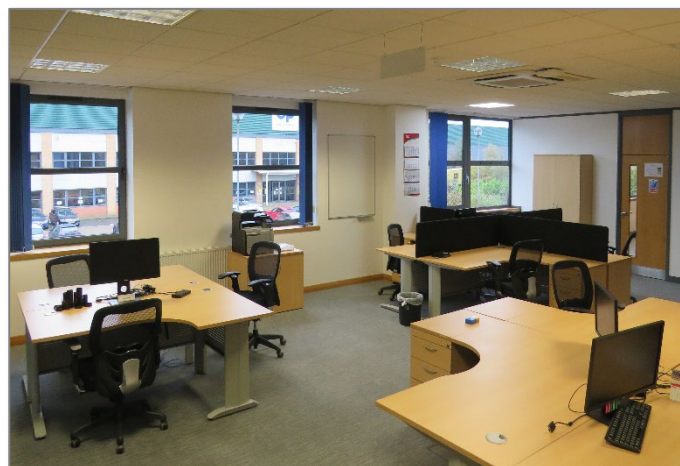
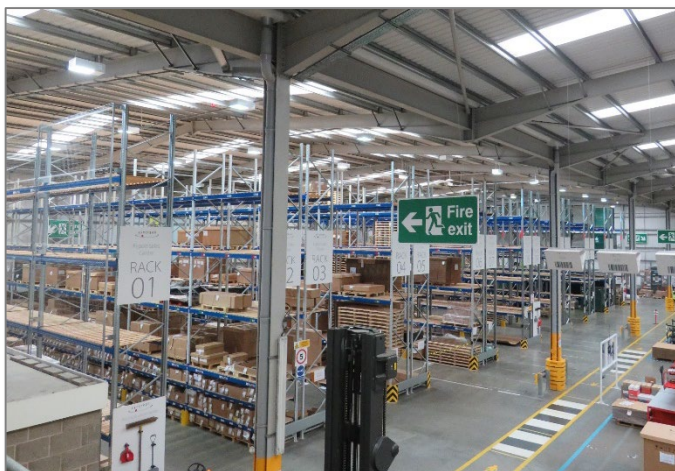
LAYOUT DETAILS (for illustration purposes only)







## SITE PHOTOS



## CONTACT US

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