

To Let/For Sale

Warehouse building

16 Highlands Road,  
Solihull,  
B90 4NH



Approximately 23,834 sq. ft. (2,214.25 sq. m.) on an  
approximate site area of 0.7 acres

- Prominent position
- Detached building
- Rare freehold opportunity
- Development opportunity

## Location

The property is located at the corner of Highlands Road and Radway Road in Shirley, Solihull.

Highlands Road connects directly to A34 Stratford Road which provides direct access to the M42 via Junction 4 which is 1 miles to the south. Birmingham City centre is approximately 8.5 miles to north which can also accessed directly on the A34.

Birmingham International Airport is approximately 9 miles away.

## Description

The property comprises a standalone industrial warehouse building with offices being provided over 2 floors.

There is an opportunity to secure the yard and parking areas.

## Accommodation

Description	Sq Ft	Sq M
Warehouse	17,300	1,607.22
Offices (over 2 floors)	6,534	607.02
<b>Total GIA</b>	<b>23,834</b>	<b>2,214.25</b>

## Rent/Price

£145,000 per annum exclusive of VAT or alternatively a freehold price of £2.25 million.

## Tenure

The property is available by way of a conventional full repairing and insuring lease for a term of years to be agreed.

There is the option to purchase the freehold interest in the building.

## Business rates

The property has a Rateable Value of £82,000 per annum.

## EPC

The energy performance rating of the building is to be confirmed.

## Legal Costs

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

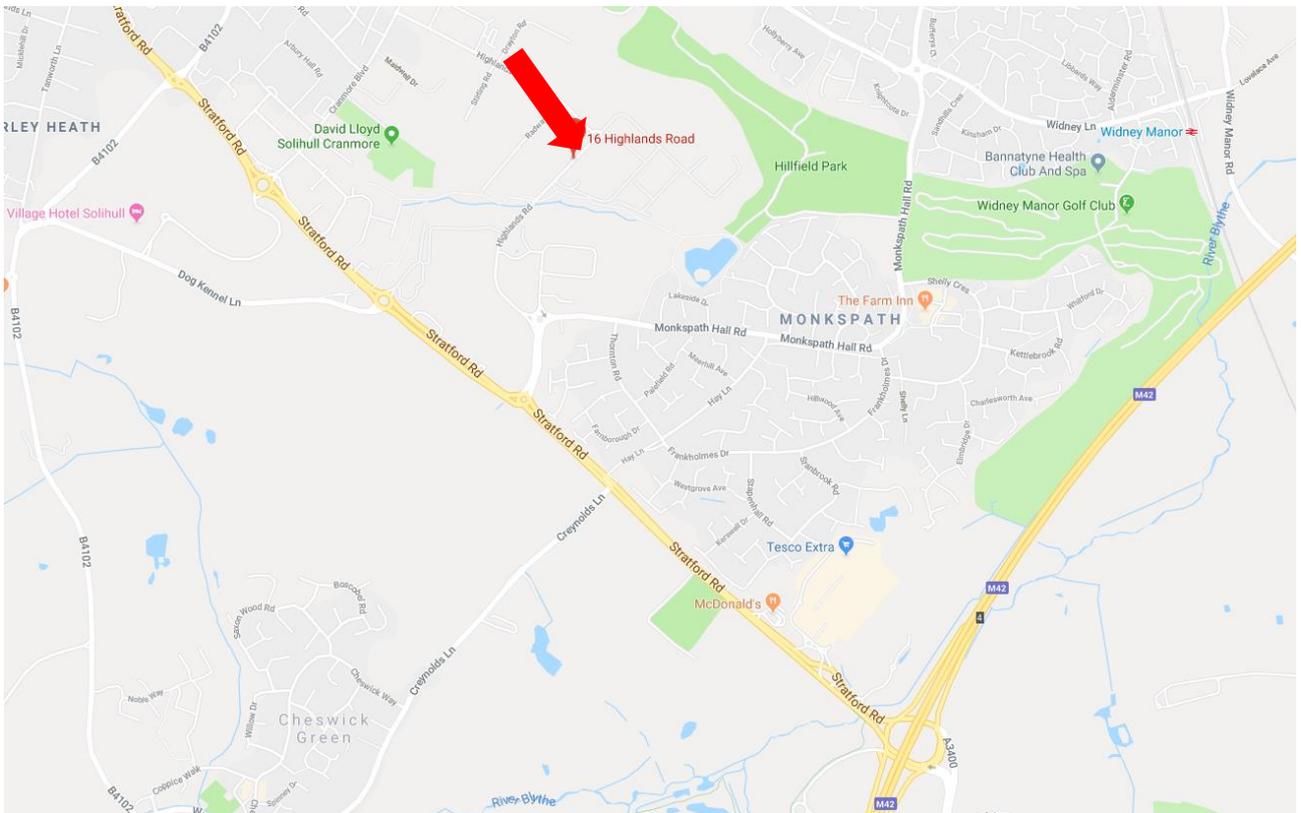
## Viewings

Strictly by appointment with the agent.

### Kenny Allan

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