

# unit 3

FRANKLEY INDUSTRIAL ESTATE ■ FROGMILL ROAD ■ RUBERY ■ BIRMINGHAM ■ B45 0LD

CANMOOR



## Modern Warehouse With Trade Counter Potential 7,305 sq ft (679 sq m) **TO LET**

- 3 miles from M5 J4
- Well established, premier industrial estate
- Prominent trade counter location
- Eaves height 5.9m
- 3 phase power
- Ground floor office facilities



# BIRMINGHAM

# unit 3

FRANKLEY INDUSTRIAL ESTATE ■ FROGMILL ROAD ■ RUBERY ■ BIRMINGHAM ■ B45 0LD



## DESCRIPTION

Unit 3 is a 7,305 sq ft steel portal framed industrial unit with insulated cladding, benefitting from an electronically operated loading door. The unit has an eaves height of 5.9m and benefits from ground floor offices. Externally, the unit has a yard to the front with designated car parking.

## ACCOMMODATION

Unit 3	sq ft	sq m
Warehouse	7,305	679
<b>Total</b>	<b>7,305</b>	<b>679</b>



# BIRMINGHAM

## SPECIFICATION



5.9M  
EAVES HEIGHT



SECURE  
GATED ESTATE



ELECTRICALLY OPERATED  
ROLLER SHUTTER DOOR



3 PHASE POWER



EXTENSIVE  
CAR PARKING



SELF CONTAINED  
OFFICES



# unit 3

CANMOOR

FRANKLEY INDUSTRIAL ESTATE ■ FROGMILL ROAD ■ RUBERY ■ BIRMINGHAM ■ B45 OLD

## LOCATION

Frankley Industrial Estate is situated approximately 8.5 miles south west of Birmingham City Centre, just 3 miles north of Junction 4 of the M5, off Frogmill Road, which is approximately 0.5 miles to the north of the Rubery by-pass (A38).

The surrounding area is predominantly residential, but incorporates the mixed-use development Great Park which includes office and leisure uses.

Birmingham, the UK's second largest city, is located at the heart of the West Midlands region and strategically located 118 miles north west of London, 87 miles south of Manchester and 12 miles south east of Wolverhampton.

## EPC

Available on request.

## CONNECTIVITY



M5 J4	3 miles
M42 J2	5.2 miles
Birmingham	8.5 miles
Redditch	9.5 miles
Solihul	11.5 miles
M40	12 miles
M6 J6	19 miles
Coventry	30 miles
London	116 miles



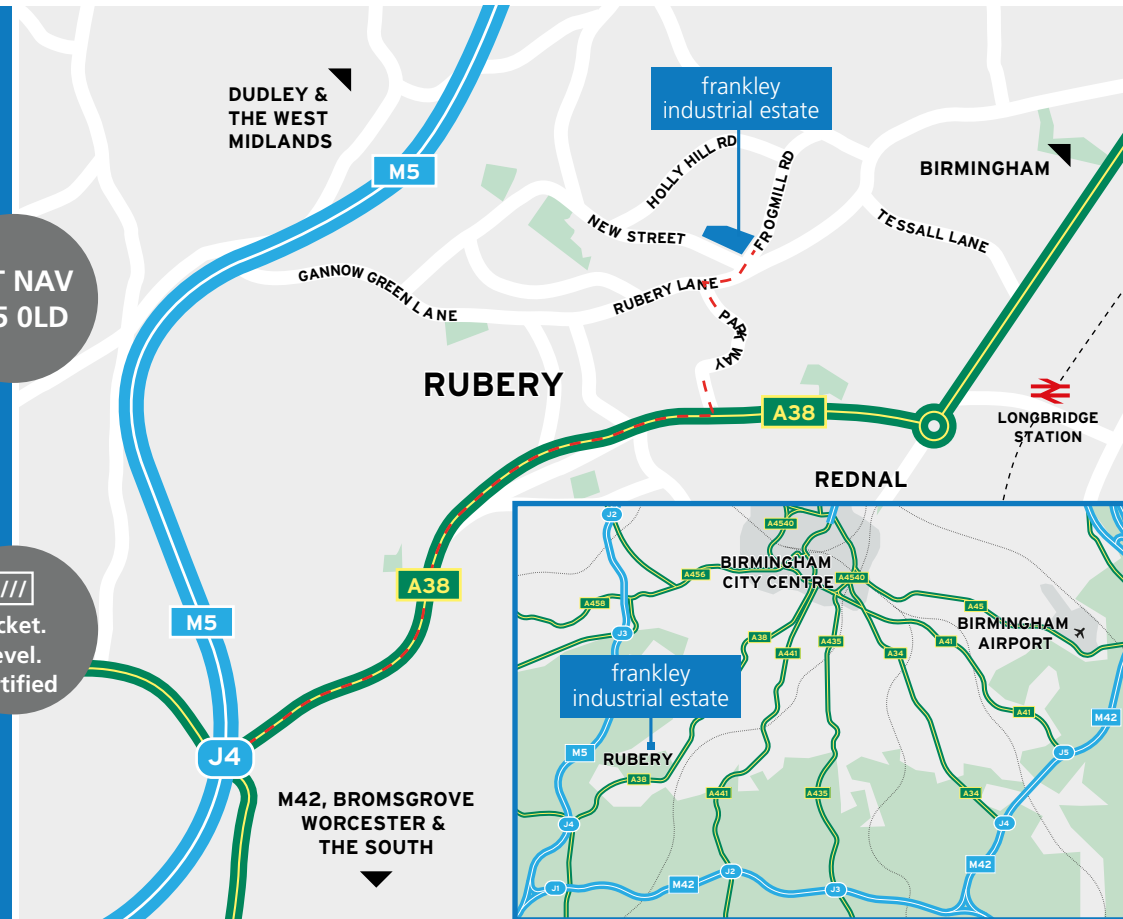
Birmingham	26 miles
------------	----------



Longbridge	1.9 miles
------------	-----------

SAT NAV  
B45 OLD

ticket.  
level.  
certified



## FURTHER INFORMATION

For further information on available units please contact the agents:

**harrislamb**  
PROPERTY CONSULTANCY  
**0121 455 9455**  
www.harrislamb.com

**Thomas Morley**  
07921 974 139  
thomas.morley@harrislamb.com  
**Ashley Brown**  
07887 503 851  
ashley.brown@harrislamb.com

**Darby Key**  
darbykey.co.uk  
**0121 647 3541**

**Chris Key**  
07951 147 421  
chris.key@darbykey.co.uk  
**James Darby**  
07951 147 417  
james.darby@darbykey.co.uk