

# TO LET

LAND OFF  
ROWAN WAY,  
FARADAY  
AVENUE, HAMS  
HALL  
DISTRIBUTION  
PARK, COLESHILL,  
BIRMINGHAM,  
WARWICKSHIRE  
B46 1AL

**8.6** acres  
**3.48** hectares

- Secure Open Storage Site
- Fenced, Gated & Serviced
- Established Industrial Area
- 0.5 miles to M42 & M6 Toll

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**Carter Jonas**

## LOCATION

The site is located on the north side of Faraday Avenue at its junction with Rowan Way. The site is accessed on the east side of Rowan Way, Hams Hall in Coleshill, Birmingham. Hams Hall is one of the premier industrial locations in the West Midlands and offers access onto the M42 at Junction 9 and the M6 at Junction 4.

## DESCRIPTION

Secure open storage / hard standing land benefitting from palisade fencing and is also gated. A broadly rectangular site affording approximately 8.6 acres (3.36 hectares) with immediate access to Faraday Avenue. The site benefits from excellent proximity to the M42 motorway which is approximately 0.5 miles away.

## ACCOMMODATION

The clear, secure site measures 8.6 acres

Name	Size
Total	1 - 8.6 Acres (0.41 - 3.48 Hectares)

## TERMS

A new lease is available direct from the landlord on terms to be agreed (subject to surrender of the existing lease).

Plots from 1 to 8.6 acres available at the following rent

## RENT

On Application.

## SERVICES/SERVICE CHARGE

All services are connected (water and electricity)

## EPC

No EPC Required

## LEGAL COSTS

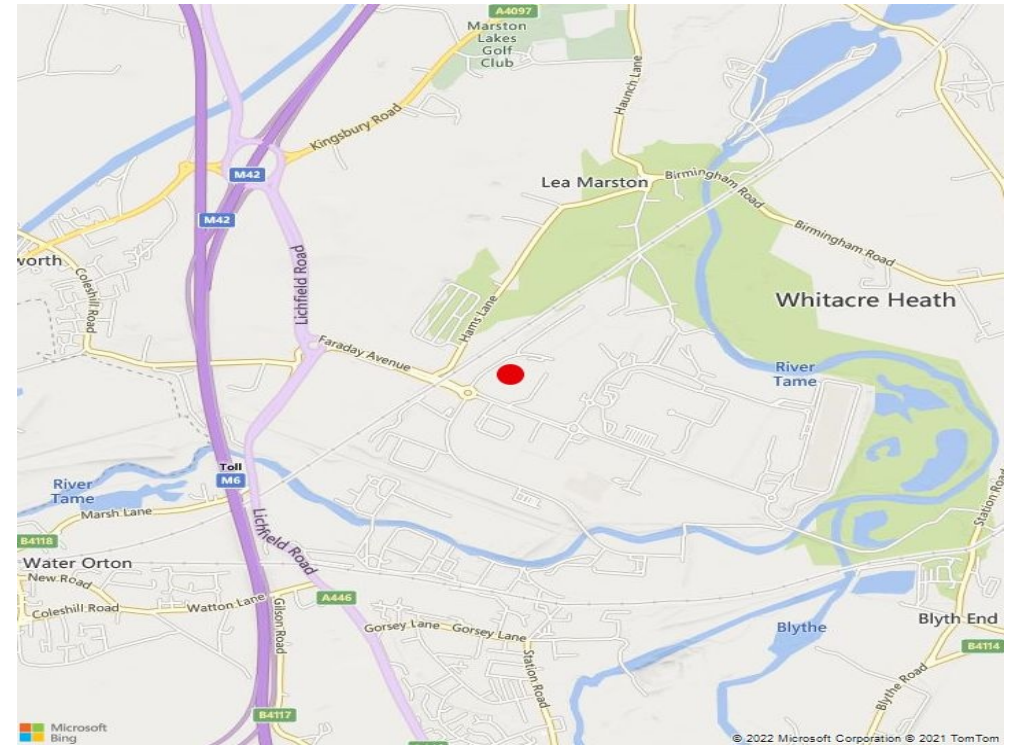
All parties to cover their own costs

## VAT

Exclusive of VAT

## VIEWING

Strictly by appointment only with the sole agents, Carter Jonas.



## CONTACT

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