

# **ELMDON** TRADING ESTATE

SOLIHULL Sat Nav: B37 7HE

**TO LET** HIGH QUALITY INDUSTRIAL AND WAREHOUSE UNITS



Unit sizes range from **5,000 sq ft** to **135,000 sq ft**

**Standard Life**  
Investments

[www.elmdontradingestate.co.uk](http://www.elmdontradingestate.co.uk)

# ELMDON

TRADING ESTATE

SOLIHULL Sat Nav: B37 7HE



## DESCRIPTION

Elmdon Trading Estate offers a unique combination of quality, security and great location, benefiting from good access to the M42 and M6 motorways.

The estate provides a variety of units from 5,000 sq ft to brand new 135,000 sq ft state of the art buildings.

The estate is intensively managed to create a pleasant and safe business environment with on site security and management.

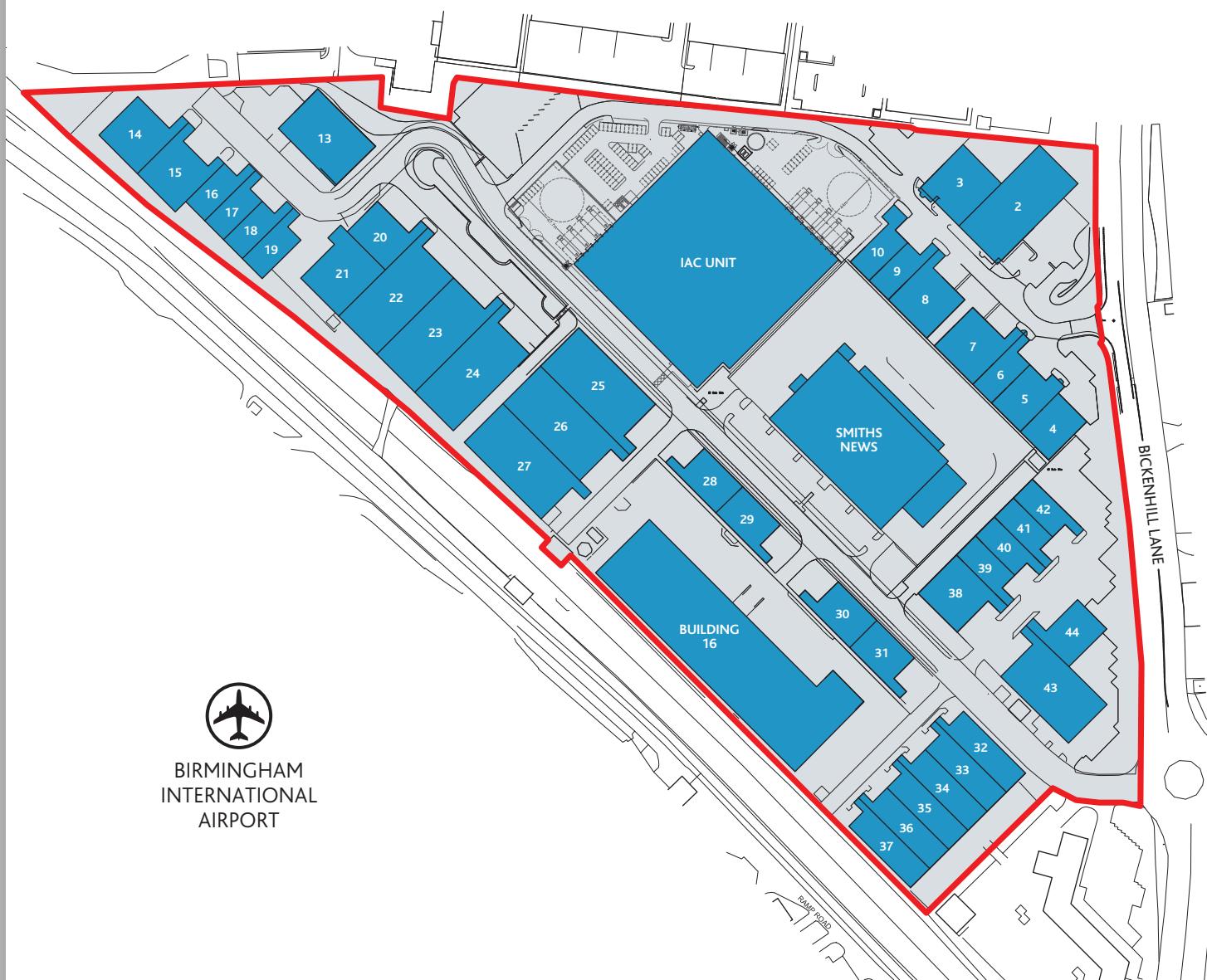
## SPECIFICATION

- STEEL PORTAL FRAME CONSTRUCTION
- CONCRETE SERVICED YARD AREAS
- ALLOCATED CAR PARKING
- ALL MAINS SERVICES CONNECTED TO SITE
- 24 HOURS MANNED SECURITY

# TO LET

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### LOCATION

Located in the borough of Solihull, the estate is adjacent to both Birmingham International Railway Station and Birmingham Airport. It is also less than half a mile from the NEC (National Exhibition Centre) and 3.5 miles from Jaguar Land Rover at Lode Lane, Solihull.

Elmdon Trading Estate is strategically positioned less than 1 mile south east of J6 M42 and 2.2 miles south west of J4 M6, which provides motorway access north and south of the country. Locally the estate is accessed via Bickenhill Lane, via the A45 (Coventry Road).

### THE ESTATE

Set within a landscaped area of 42 acres (17 hectares), Elmdon Trading Estate comprises 44 industrial/warehouse units totalling 64,288 sq m (692,000 sq ft), ranging in size from 5,000 sq ft (464 sq m) to 135,000 sq ft (12,541 sq m).

The estate has a range of blue chip automotive, industrial and distribution occupiers including Industrial Automotive Components, Talk Talk, Speedy Hire, BT and Smiths News.

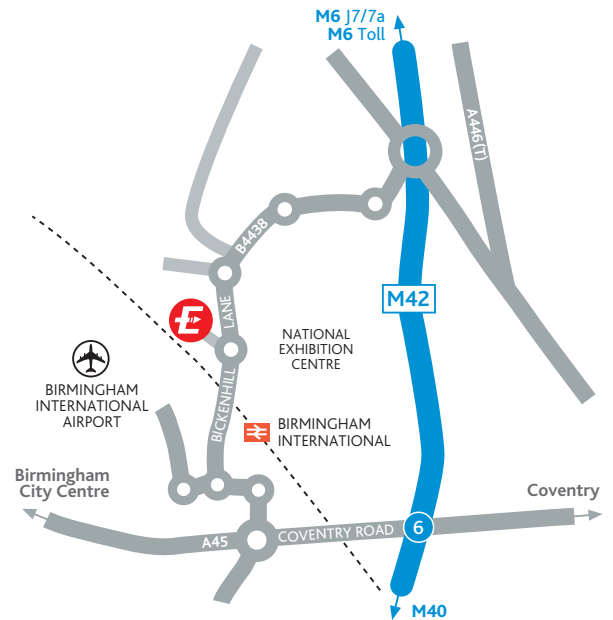


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FOR SATELLITE NAVIGATION  
PLEASE USE: **B37 7HE**

[sam.robinson@colliers.com](mailto:sam.robinson@colliers.com)

[christian.smith@savills.com](mailto:christian.smith@savills.com)

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**0121 265 7500**  
[www.colliers.com/uk/industrial](http://www.colliers.com/uk/industrial)



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**0121 634 8400**

**FURTHER INFORMATION**

For further information or viewing,  
please contact our joint agents,  
Colliers or Savills.

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