



TO LET (MAY SELL)

- › Prominent Leisure Premises
- › Prime Location
- › 129 Car Parking Spaces
- › Available Immediately

**POTENTIALLY SUITABLE FOR
ALTERNATIVE 'USES' STP**

FORMER DAVID LLOYD MONKSPATH LEISURE PARK

HIGHLANDS ROAD, SOLIHULL B90

**46,255 SQ FT (4,297.23 SQ M)
ON A SITE AREA OF 1.27 ACRES**

LOCATION

Solihull lies within the West Midlands conurbation, at the heart of the commercially expanding M42 corridor. Solihull has excellent communication links with the M42 which runs to the south of the town, providing easy access to the nearby M6, M40 and M5. Furthermore, access to Birmingham City centre (approximately 10 miles north west) is via the A41, A34 and A45, the latter providing access to Birmingham International Airport (approximately 5 miles) and Coventry to the south east (approximately 15 miles).

The Property itself is situated two miles south west of Solihull town centre on Monkspath Leisure Park. The Park is accessed off the A34 Stratford Road via Highlands Road, which forms the northern boundary of the site. The Property lies within one mile of Junction 4 of the M42, two miles from both Widney Manor Railway Station and Solihull Railway Station and is further served by an extensive bus service along the A34 Stratford Road. The A34 is a strong retail destination with several car showrooms located close by including BMW, Mini, Ferrari, Audi, Toyota and Mercedes. Sears Retail Park and a Tesco foodstore are also in close proximity. To the north of the site is Solihull Business Park, an office development that will total 400,000 sq ft of office space when complete. To the south west is a further Business Park development known as The Green, comprising both office and residential space.

- > **M42 J4** - 1 mile
- > **Widney Manor Railway Station** - 2 miles
- > **Solihull Railway Station** - 2 miles
- > **Solihull town centre** - 2 miles
- > **Birmingham City Centre** - 10 miles
- > **Coventry** - 15 miles
- > **Birmingham International Airport** - 5 miles

DESCRIPTION

The property comprises a purpose built two storey health and fitness building constructed in the late 1990s, incorporating an indoor swimming pool, canteen, sanitary / changing facilities, 129 dedicated car parking spaces and external loading access for HGV's.

SIZE

The premises extend to a total Gross Internal Area of 46,255 Sq ft (4,297.23 Sq M)

PLANNING

The premises were granted a D2 planning consent on 21st May 1997, which has now become F2 of Class E under the changes made to the Use Classes Order in September 2020. Notwithstanding this, the premises may be suitable for alternative 'uses' on a subject to planning basis.

BUSINESS RATES

Rateable Value - £242,000
Rates Payable 2022/23 - £123,904

TENURE

The premises are available on a new FRI lease for a term to be agreed.
Alternatively, the client may give consideration to a freehold sale.

RENT/PRICE

On Application.

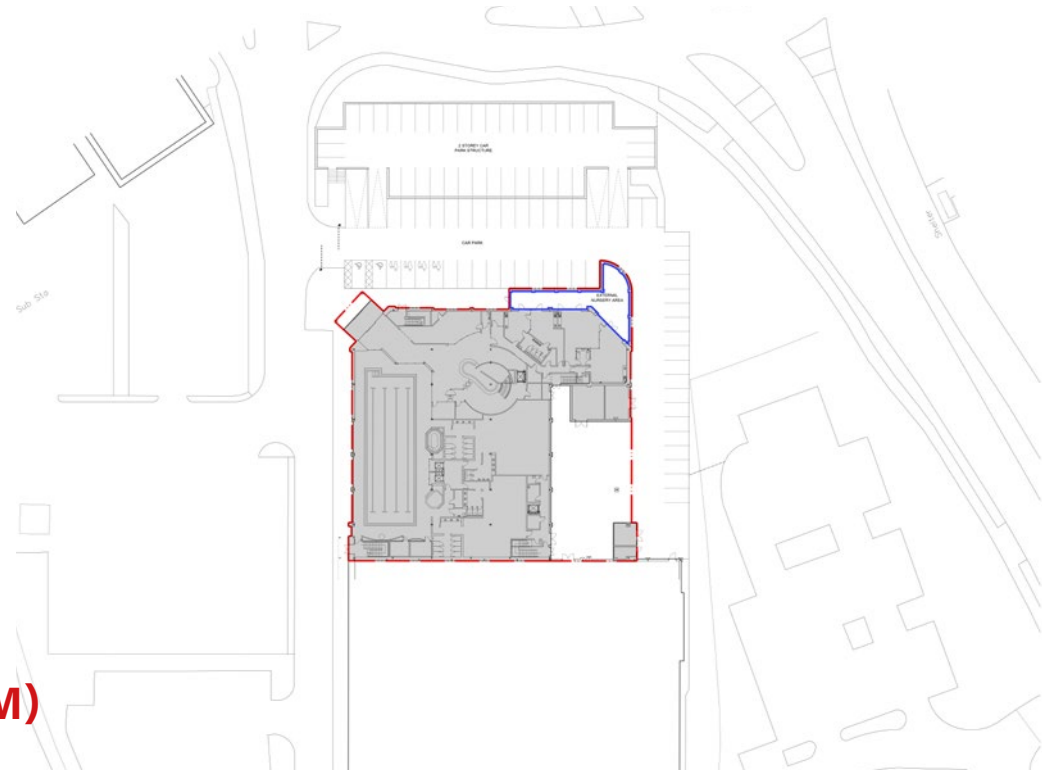
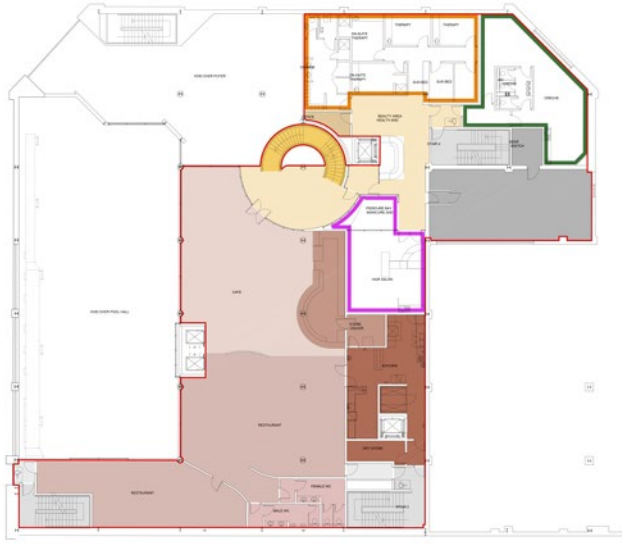
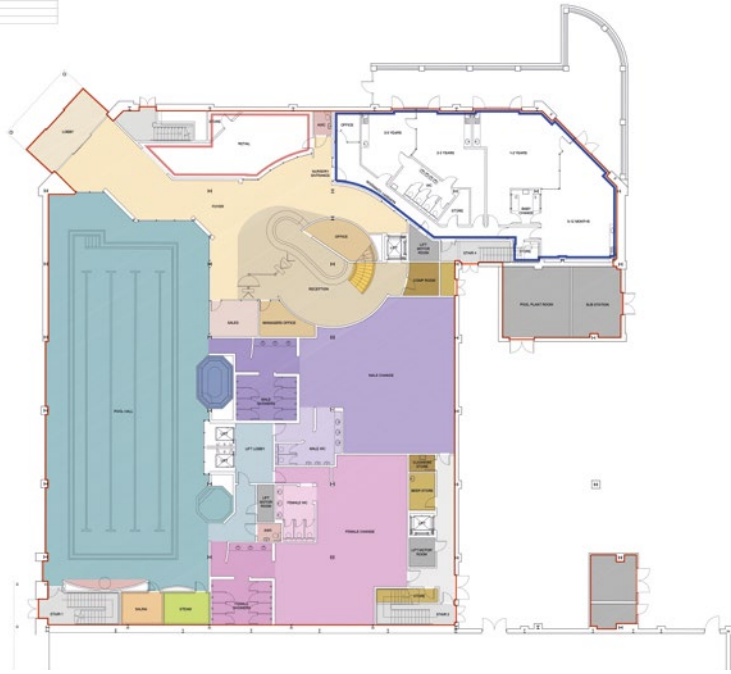
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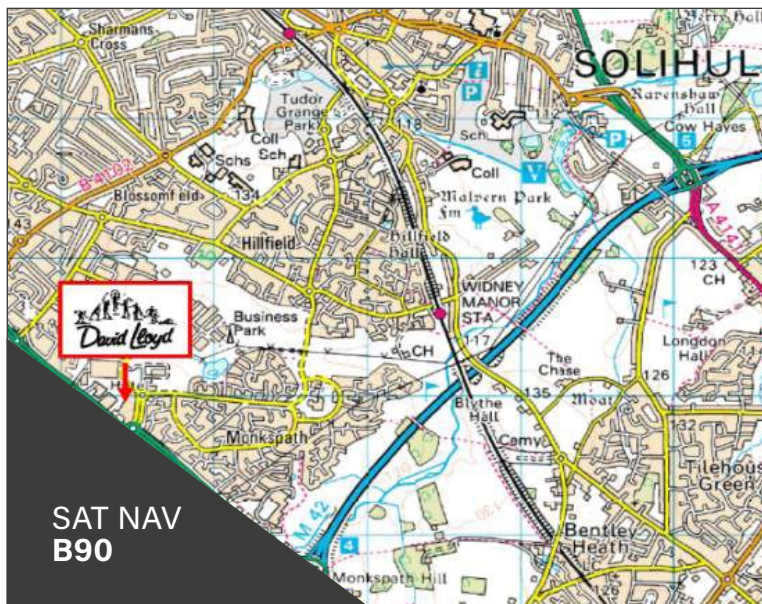
**LOCATED AT THE HEART OF THE
COMMERCIALY EXPANDING M42 CORRIDOR**



FORMER DAVID LLOYD MONKSPATH LEISURE PARK, HIGHLANDS ROAD, SOLIHULL B90



**THE PREMISES EXTEND TO A TOTAL GROSS
INTERNAL AREA OF 46,255 SQ FT (4,297.23 SQ M)**



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