

# TO LET

## Faraday Point Hams Hall Coleshill B46 1DA

- 10.5m eaves height
- 6 Dock level doors
- 2 Rapid entry level access doors
- 45m yard depth
- Warehouse heating and lighting



**Warehouse / Industrial Unit 90,693 Sq Ft (8,425.58 Sq M)**





## LOCATION

The property is prominently located at the entrance of the established Hams Hall Distribution Park, a premier Industrial and Distribution location in the Midlands.

Access to Junction 9 of the M42 Motorway and Junction T1 of the M6 Toll is within 1 mile and Junction 4 of the M6 only 4 miles away. Local occupiers include DHL, JLR, BMW, Sainsbury's, Kuehne & Nagel and ABB.

Hams Hall also provides an on-site Intermodal Rail Freight Terminal.

## DESCRIPTION

The property comprises a modern and secure, self-contained industrial warehouse with loading yard, separate car park and offices.



## SPECIFICATION



10.5m  
eaves height



6 dock  
level doors



45m yard  
depth



89 car parking  
spaces



2 rapid entry  
level access doors



Warehouse  
heating & lighting



Two storey offices  
with air conditioning



Staff canteen,  
kitchen & WC's





## ACCOMMODATION

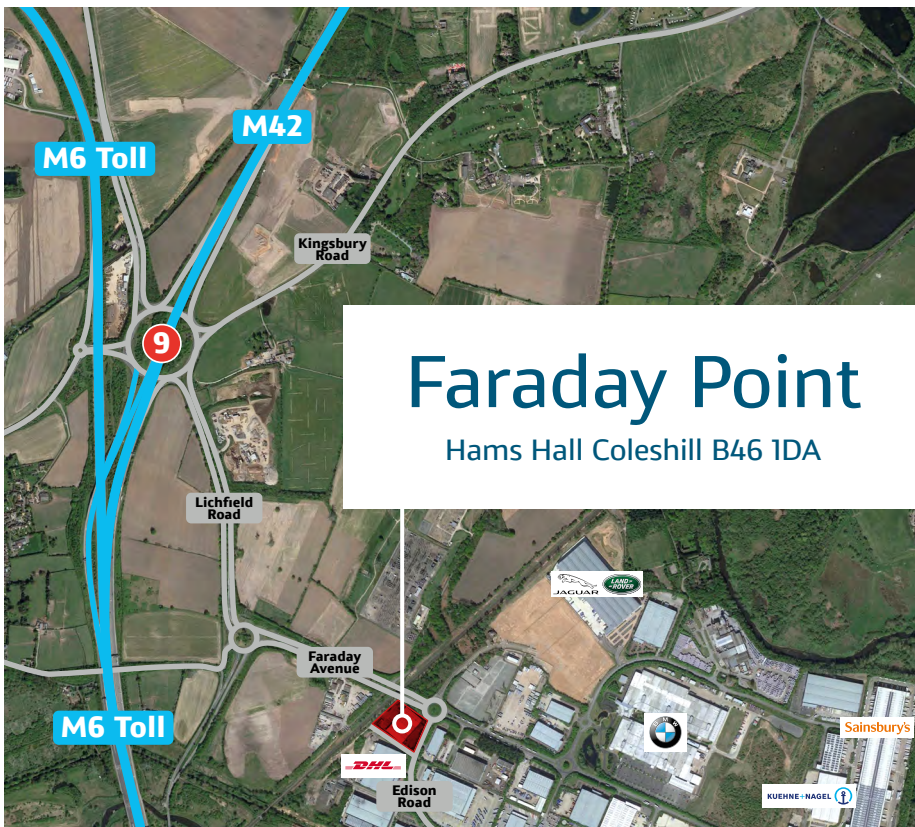
Two storey offices	5,286 sq ft	491 sq m
Warehouse	85,407 sq ft	7,934 sq m
<b>Total</b>	<b>90,693 sq ft</b>	<b>8,425 sq m</b>

\*All measurements are approximate.

## PLANNING

We understand the property has planning consent for B2 (General Industrial) and B8 (Storage and Distribution) Use. Interested parties should rely on their own enquiries.





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## BUSINESS RATES

We understand the Rateable Value to £455,000. However, interested parties should rely on their own enquiries to confirm.

## EPC

Available upon Request.

## LEGAL COSTS

Each Party is responsible for their own legal costs.

## MONEY LAUNDERING

Please note, identification checks are undertaken for all parties leasing property and we will request proof of identity for the leasing entity.

## TENURE

The property is available by way of subletting or assignment of the existing lease which expires 29 March 2029. Lease protected by the Landlord and Tenant Act 1954. Terms and rent available upon request.

## SERVICES

We understand all mains services are connected to the building however, none have been tested. Interested parties should rely on their own enquiries.

## CONTACT

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SUBJECT TO CONTRACT - February 2022

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