

UNIT 3 HIGHLANDS ROAD, SOLIHULL B90 4ND



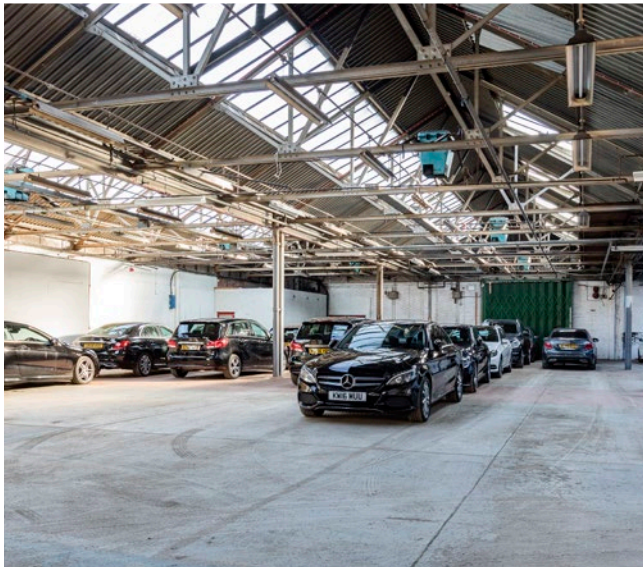
# WAREHOUSE WITH SECURE YARD

**TO LET:** APPROX. 25,000 SQ FT (2,323 SQ M) ON 1.3 ACRES

1.2 MILES FROM J4 OF THE M42 MOTORWAY

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## ACCOMMODATION:

	sq ft	sq m
Warehouse	24,806	2,304.5
Ground Floor Offices	403	37.4
<b>TOTAL</b>	<b>25,209</b>	<b>2341.9</b>

Plus secure yard of 0.69 of an acre and 20 car parking spaces to the front.

## TERMS:

The property forms part of a longer term redevelopment and is offered on a flexible 5 year lease, seeking rental offers in excess of £100,000 per annum.

## PLANNING:

Previously a warehouse and currently with planning permission for use as a car preparation and storage centre. The Planning Authority is Solihull Metropolitan Borough Council.

## RATING:

Rateable Value - £85,000.  
2020-2021 Multiplier – 51.2p.

## EPC:

The property has an EPC Rating of D90.

## COSTS:

Each party to bear its own costs in respect of the transaction.

## VAT:

The property is subject to VAT.

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For further details or  
to arrange a viewing  
please contact:

**Andrew Ilsley**  
**07717 292210**  
**[andrew@latitudere.co.uk](mailto:andrew@latitudere.co.uk)**

**Paul Taylor**  
**07831 820642**  
**[paul@latitudere.co.uk](mailto:paul@latitudere.co.uk)**