

Roman Way

Coleshill B46 1HG

Warehouse | 7,120 - 14,240 ft²



5.5 m eaves height



LED Lighting



Ancillary office space



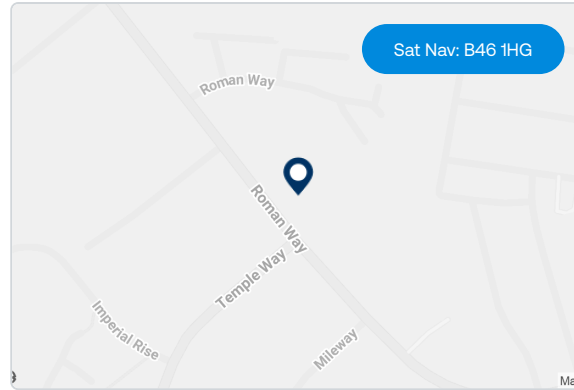
Roller shutter doors



EPC Rating D

Available to Let





Description

Units 1 & 2 on Roman Way are available to lease individually or combined. Each unit features an internal clearance of 5.5 meters at the eaves, rising to 6.6 meters at the apex. The units include ancillary office space and toilet facilities, and LED lighting. The layout is suitable for a range of industrial, storage, and warehouse uses.

Further information

EPC Rating
D

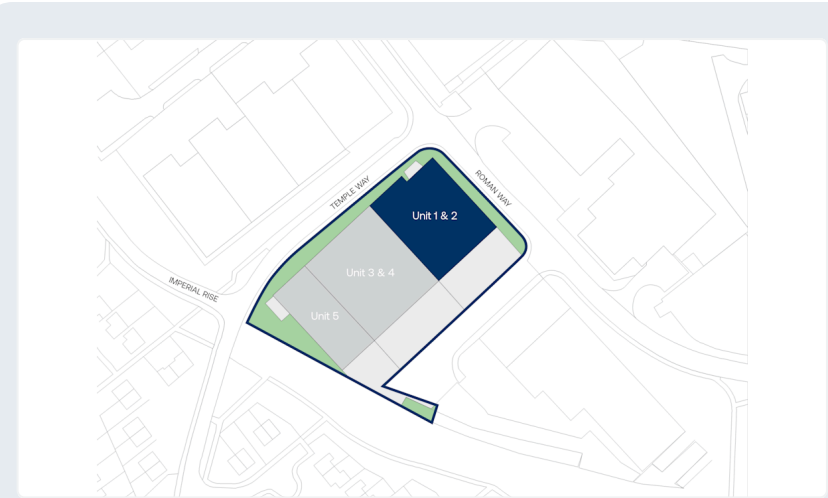
Rent
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

Terms
Available on new full repairing and insuring leases.

Legal costs
All parties will be responsible for their own legal costs incurred in the transaction.

Location

Situated in a well-established industrial area, these properties benefit from excellent transport connections. The site is located close to the A446 dual carriageway, just 3 miles from Junction 4 of the M6 and 2 miles from Junction 9 of the M42, offering easy access to the M1, M5, and M40. Birmingham International Airport and the NEC are in close proximity, while Coleshill Parkway Train Station is less than a mile away.



Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Unit 1 & 2	Warehouse	7,120	Immediately	6,250
Unit 1 & 2	Warehouse	7,120	Immediately	6,250
Total		14,240		

[Book a viewing](#)

Jessica Wood
Mileway
midlands@mileway.com
0121 368 1760

Lauren Allcoat-Hatton
Fisher German
Lauren.allcoat-hatton@fishergerman.co.uk
07738981480

Luke Neal
White Rose Property
LN@whiteroseproperty.co.uk
0121 633 4433

Ellie Fletcher
Fisher German
ellie.fletcher@fishergerman.co.uk
07974431243

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