

Unit 2, Rowan Way | Hams Hall Distribution Park | Coleshill | Birmingham | B46 1DS

Grade A industrial space available

464.5m² - 2,787m²
(5,000ft² - 30,000ft²)

- Set within the LTS Global Solutions Distribution Centre
- Unparalleled location with 7 motorways and 2 airports within easy reach
- Short or long term occupation options
- Available Immediately
- 15 metre eave heights
- Serviced racking options available



TO LET



Location



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Location

Hams Hall is a new manufacturing and distribution hub centrally positioned in the West Midlands to serve the UK and international markets. With 7 motorways and 2 airports all within easy reach, the Park's location is unparalleled and its benefits do not stop there. Only 10 miles from Birmingham City Centre and 1 mile from the M42 Junction 9.

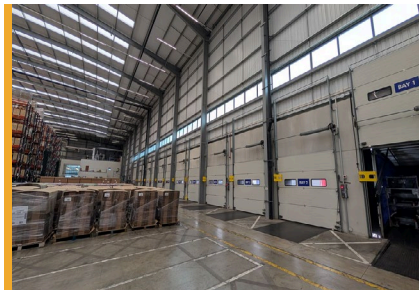
Description	Distance
M42, Junction 9	1 mile
M6, Junction 4	5.9 miles
Birmingham Airport/NEC	17.5 miles
Birmingham New Street Station	12.9 miles
Birmingham International Station	9 miles



Floor Areas

Description	M ²	Ft ²
Bay 1	929	10,000
Bay 2	929	10,000
Bay 3	929	10,000
Total	2,787	30,000

(This information is given for guidance purposes only)





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Description

Up to 30,000ft² available of Grade A warehousing space within the LTS Global Solutions distribution centre and head office. Suitable for logistic storage and available with or without racking as required. Ideal for any company needing overflow space or looking to expand operations. The site offers great internal heights for racking, ample truck bays and roller doors, LED lighting and office space available.

The property's key features include:

- Grade A space
- 15 metre clear internal heights
- Secure site and access
- Up to 9,000 pallet spaces

The premises is also available as serviced storage space with warehouse services included.

Tenure

The premises are available by way of a Licence to occupy.

Service Charge

The property is subject to a service charge and details are available from the agent.





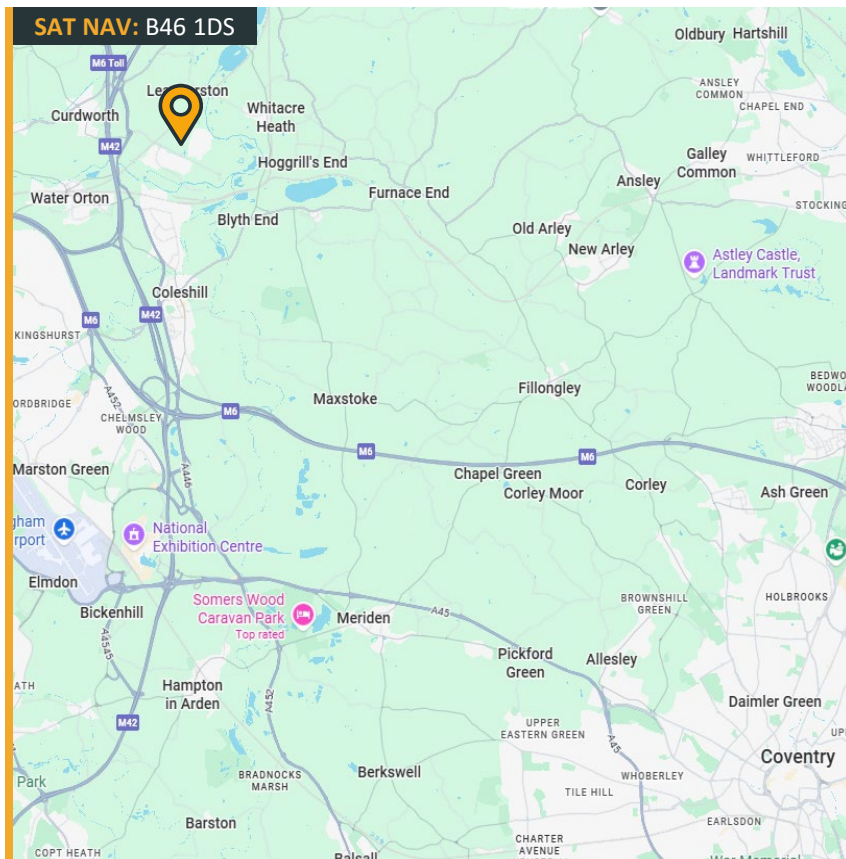
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EPC

The property has an EPC Rating of A-16 and BREEAM Excellent.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, the successful purchaser will be required to provide the necessary identification and verification documentation.

VAT

The property is registered for VAT.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:

Caine Gilchrist

07538 606880

caine.gilchrist@fhp.co.uk

Doug Tweedie

07887 787892

doug@fhp.co.uk



Fisher Hargreaves Proctor Ltd.

First Floor
122-124 Colmore Row
Birmingham, B3 3BD
fhp.co.uk

27/06/2025

Please [click here](#) to read our "Property Misdescriptions Act". E&OE.