# 11 acres

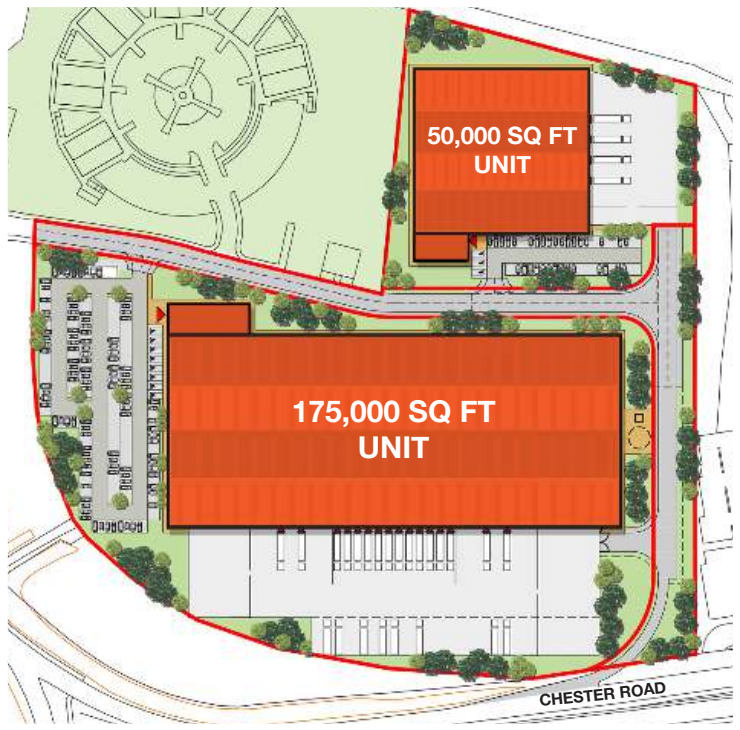
## Office / Industrial / Warehouse Development
## 50,000 sq ft - 175,000 sq ft

**maximus04**
**COLESHILL J4 M6**

- ADJACENT TO BIRMINGHAM DISTRIBUTION PARK
- IMMEDIATELY ACCESSIBLE FROM J4 OF THE M6 AND J6 OF THE M42
- BIRMINGHAM INTERNATIONAL AIRPORT WITHIN A 5 MINUTE DRIVE
- BIRMINGHAM INTERNATIONAL RAILWAY STATION WITHIN A 5 MINUTE DRIVE

# Industrial / Warehouse Development

## 50,000 sq ft - 175,000 sq ft




## LOCATION

Maximus 4 is immediately accessible from both Junction 4 of the M6 and Junction 6 of the M42, with dual-carriageway access via the A452 (Chester Road) and A446 (Stonebridge Road) linking to the motorway network.

Birmingham International Airport, Birmingham International Railway Station, Birmingham Business Park and the NEC (National Exhibition Centre) are within a 5 minute Drive. Hams Hall Rail Freight Terminal is also in close proximity.

## DESCRIPTION

The site extends to circa 11 acres and is ready for immediate development. The site is easily accessible by road, rail and air and is situated in one of the prime industrial / business space locations in the Midlands.

## TENURE

The units are available on either a freehold or leasehold design and build basis. For more detailed information and quoting terms, please contact the joint agents.

## PLANNING

We understand the site is suitable for B1, B2 and B8 employment uses, subject to planning consent.

## VIEWING

Please contact the joint agents.

Another development by maximus
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This brochure and the descriptions and the measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. November 2013

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