



UNIT 6
romanpark
COLESHILL B46 1HG

 [VIEW VIDEO](#)

**Modern Refurbished
Detached Warehouse Unit**

TO LET **22,670 SQ FT** (2,106 SQ M)



7M CLEAR
INTERNAL HEIGHT



2 LEVEL
ACCESS DOORS



LED
LIGHTING



TWO STOREY
OFFICES



LARGE SECURE
GATED YARD

RARE OPPORTUNITY IN A PRIME LOCATION

LOCATION

Roman Park is part of the Coleshill Industrial Estate and is located on Roman Way, running parallel to the A446 dual carriageway which gives direct access to Junction 9 of the M42 (2 miles), Junction 1 of the M6 Toll (2 miles) and Junction 4 of the M6 (3 miles).

Birmingham City Centre is approximately 12 miles to the west of Coleshill, Coventry City Centre is approximately 15 miles to the south east. The National Exhibition Centre, Birmingham International Railway Station and Birmingham Airport are a short drive away and good public transport facilities are close by. Coleshill Parkway railway station is located within ½ mile.

RENT/TERMS

Upon application. Immediately available on a new full repairing and insuring lease for a term of years to be agreed.

BUSINESS RATES

Rateable Value: £166,000
Rates Payable 24/25: £90,636

EPC

The EPC for the property is being re-assessed and is targeting a new rating of B (TBC).

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the estate. Further details available on request.



CLEAR SPAN
PORTAL FRAME



7M CLEAR
INTERNAL HEIGHT



2 LEVEL
ACCESS DOORS



LED
LIGHTING



TWO STOREY
OFFICES



AIR
CONDITIONING
/HEATING TO OFFICES



FULLY RE-FITTED
WELFARE
FACILITIES



LARGE SECURE
GATED YARD



29 DESIGNATED
CAR PARKING
SPACES





UNIT 6
romanpark



	sq ft	sq m
WAREHOUSE	19,384	1,800.87
OFFICES (GF)	1,643	152.61
OFFICES (FF)	1,643	152.61
TOTAL	22,670	2,106.09

[▶ VIEW VIDEO](#)

PLANNING

It is understood the property is suitable for uses falling within classes E(g) (formerly B1), B2, and B8. Interested parties are advised to make their own enquiries with North Warwickshire Borough Council.

LEGAL COSTS

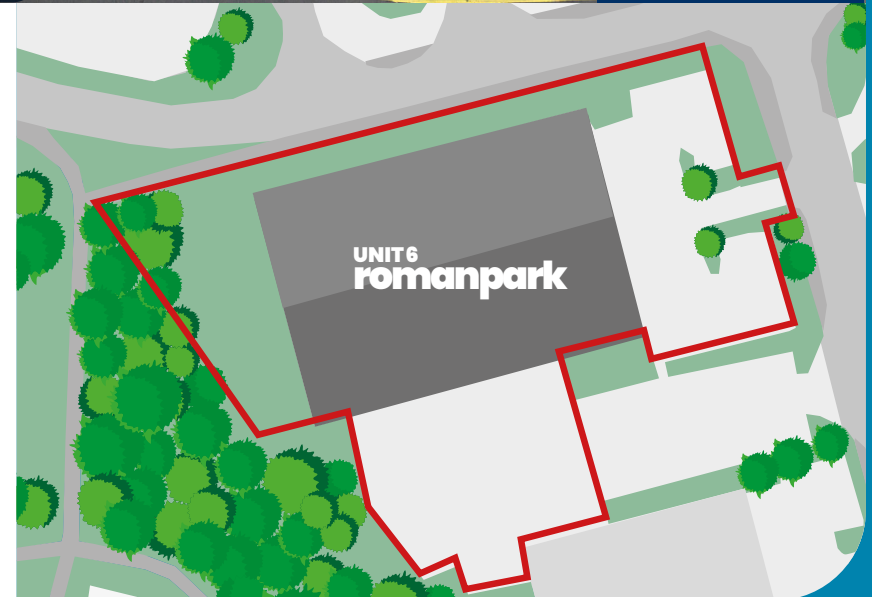
Each party will be responsible for their own legal costs incurred in the transaction.

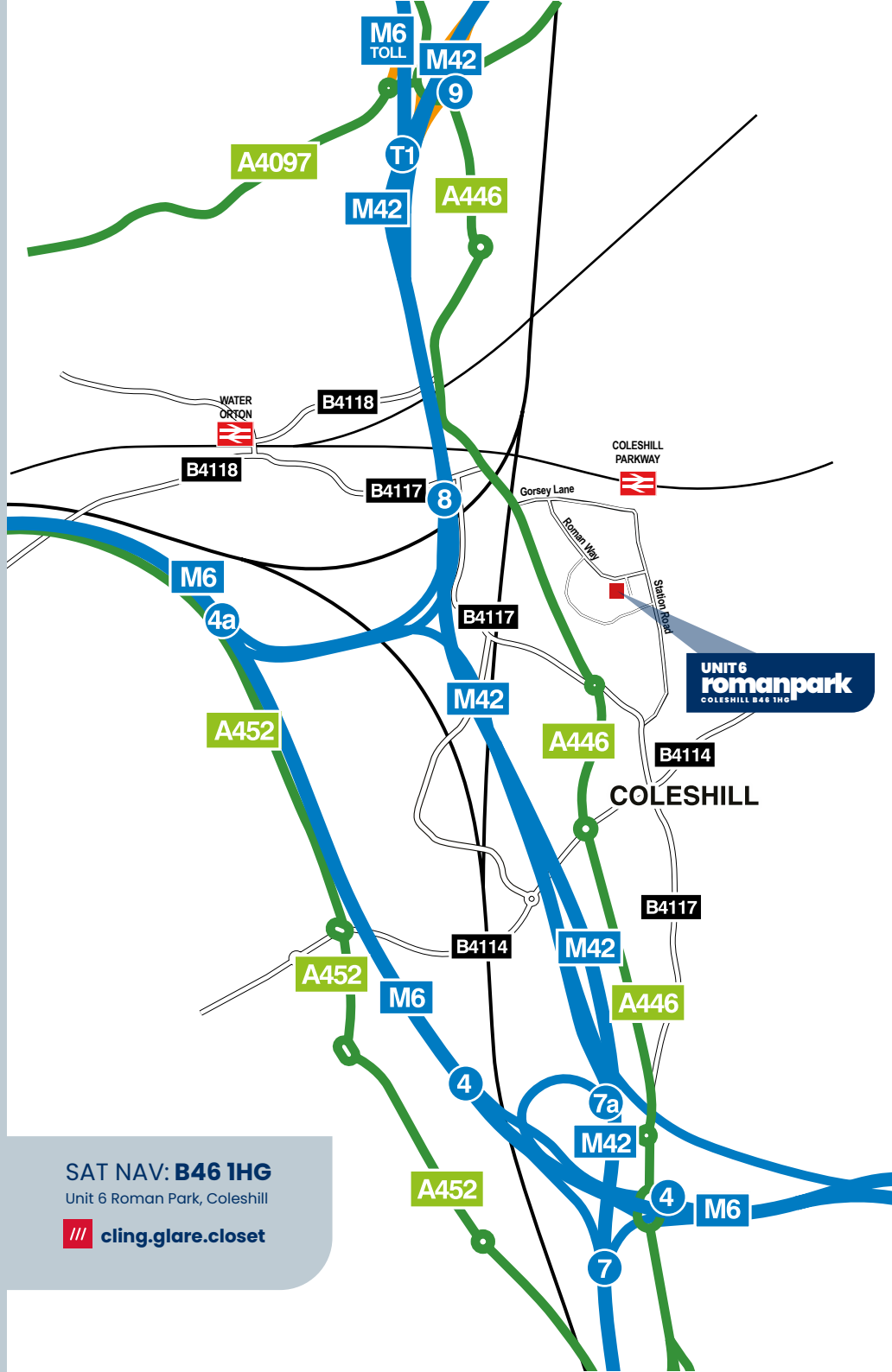
VAT

VAT is chargeable at the current rate.

ANTI MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties leasing the property. Before a business relationship can be formed we will request proof of identification for the leasing entity.





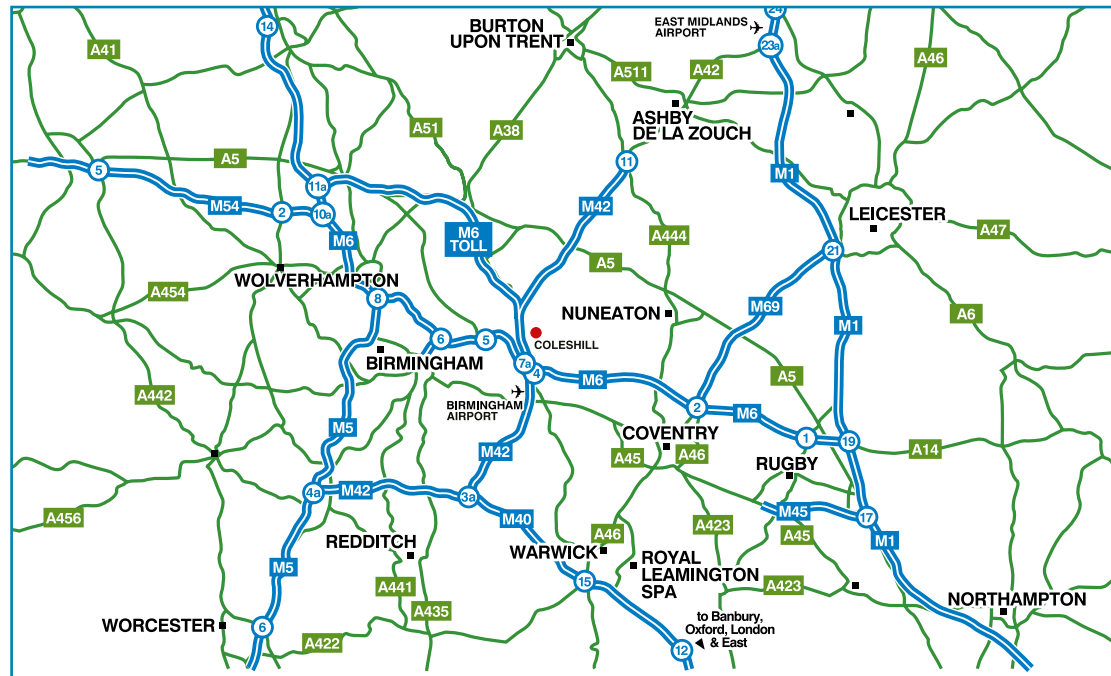
SAT NAV: **B46 1HG**

Unit 6 Roman Park, Coleshill



UNIT 6 romanpark

COLESHILL B46 1HG



ON BEHALF OF

LONDONMETRIC
PROPERTY PLC

VIEWING

For further information or to view the property please contact:

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07790 913 286

IMPORTANT: These brief particulars have been prepared as agents for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given.

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