

HAMS HALL

130

MODERN HIGH BAY WAREHOUSE PREMISES



127,944 SQ FT OF SPACE



UNDER REFURBISHMENT
READY FOR OCCUPATION H2 2025

HAMS HALL, COLESHILL, B46 1AL

GRADE A FACILITY UNDER REFURBISHMENT

This prime 127,944 Sq Ft industrial unit is strategically located in Hams Hall, one of the UK's premier logistics hubs near Birmingham. With excellent access to major motorways (M6, M42, and M1), the Hams Hall Rail Freight Terminal, and Birmingham International Airport, this high-spec

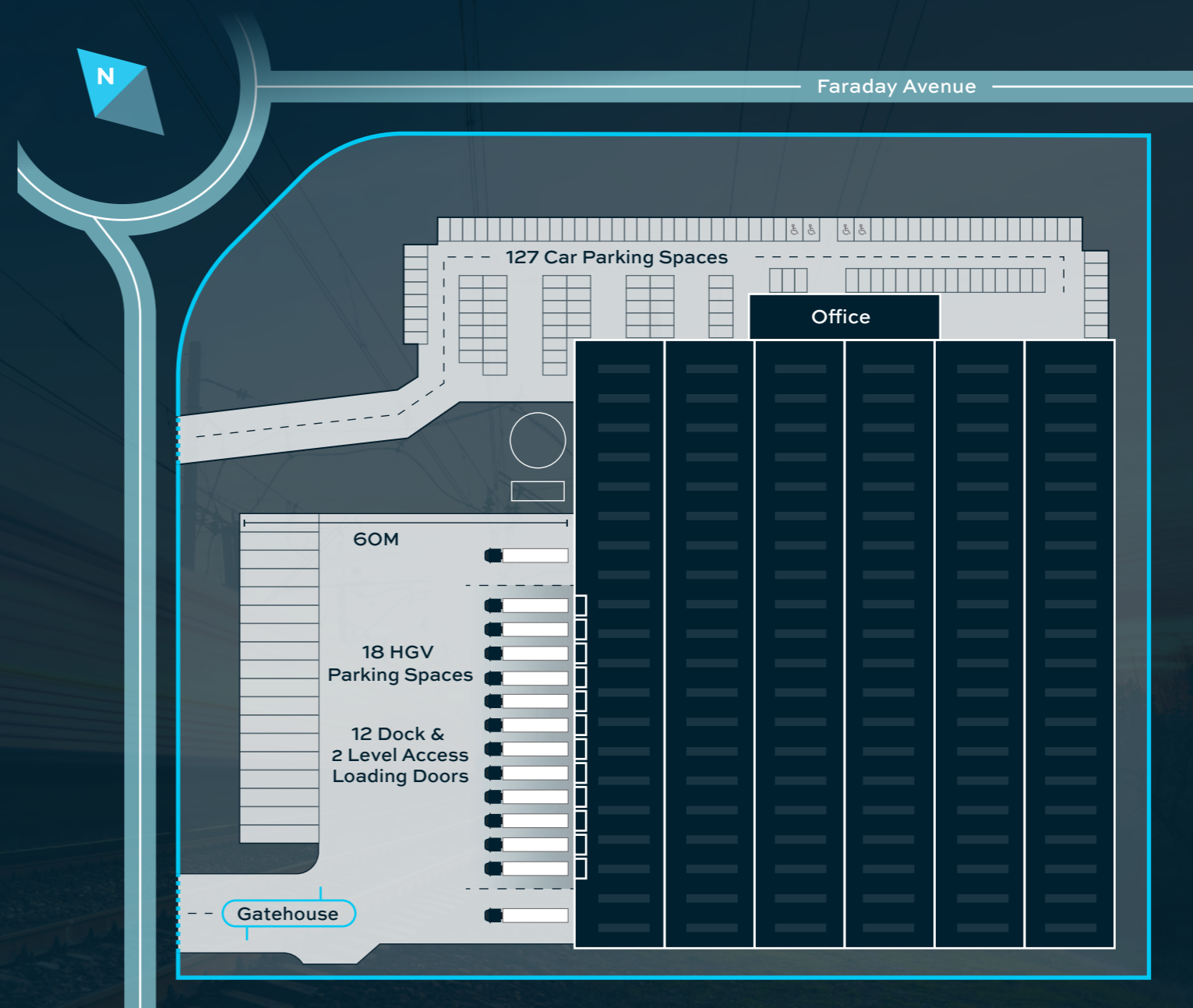
unit offers unparalleled connectivity for distribution and manufacturing operations. The modern facility is designed to meet a range of industrial needs, combining ample space with cutting-edge infrastructure, making it an ideal base for businesses looking to thrive in a prime Midlands location.

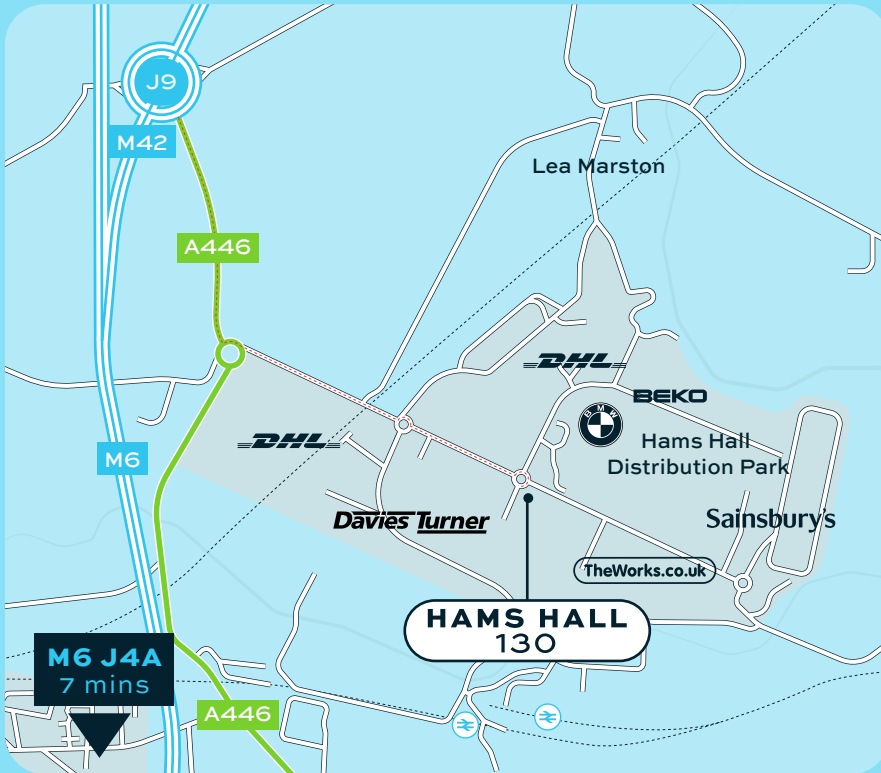
ACCOMMODATION

HAMS HALL 130	SQ FT	SQ M
Warehouse	121,617	11,298.22
Two Storey Office	6,327	587.76
TOTAL (GIA)	127,944	11,885.98

SPECIFICATION

-  12M Eaves Height
-  12 Dock Level Doors
-  2 Level Access Doors
-  60M Secure Enclosed Yard
-  127 Car Parking Spaces
-  18 HGV Parking Spaces
-  Fully Fitted Offices
-  LED Lighting to Warehouse
-  Sprinkler System
-  ESG Upgrades
-  On-site Intermodal Rail Freight Terminal
-  Gatehouse





-  Adjacent to J9 M42 with Other Motorways Close By
-  Significant Labor Pool Within Commuting Distance
-  Local Occupiers Include; DHL, Jaguar Land Rover & BMW
-  Two Main Airports Within a 30 Min Drive
-  Centre of the UK's Motorway Network
-  On-site Intermodal Rail Freight Terminal

Hams Hall 130 is located on the 430-acre Hams Hall National Distribution Park, just 1 mile from Junction 9 of the M42/M6 Toll and 4 miles from Junction 4 of the M6. It also benefits from an on-site Rail Freight Terminal with direct access to the Channel Tunnel.



DRIVE TIMES	MILES	MINS
M42 J9	2.3	2.3
M6 J4A	4.4	7
Birmingham Int. Airport	7	12
Birmingham	12	16
Coventry	19	33
Leicester	38.9	45
Manchester	90.4	100
Leeds	110	110
London	113	200

Further Information

Carter Jonas



Adam McGuinness
adam.mcguinness@carterjonas.co.uk
07860 943 735

Edward Kennerley
e.kennerley@box4realestate.co.uk
07972 187 779

Nick Waddington
nick.waddington@carterjonas.co.uk
07912 770 618

James Clements
j.clements@box4realestate.co.uk
07436 165 015

HAMSHALL130.CO.UK