

Space Available

Distribution Warehouse



## Unit 2

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

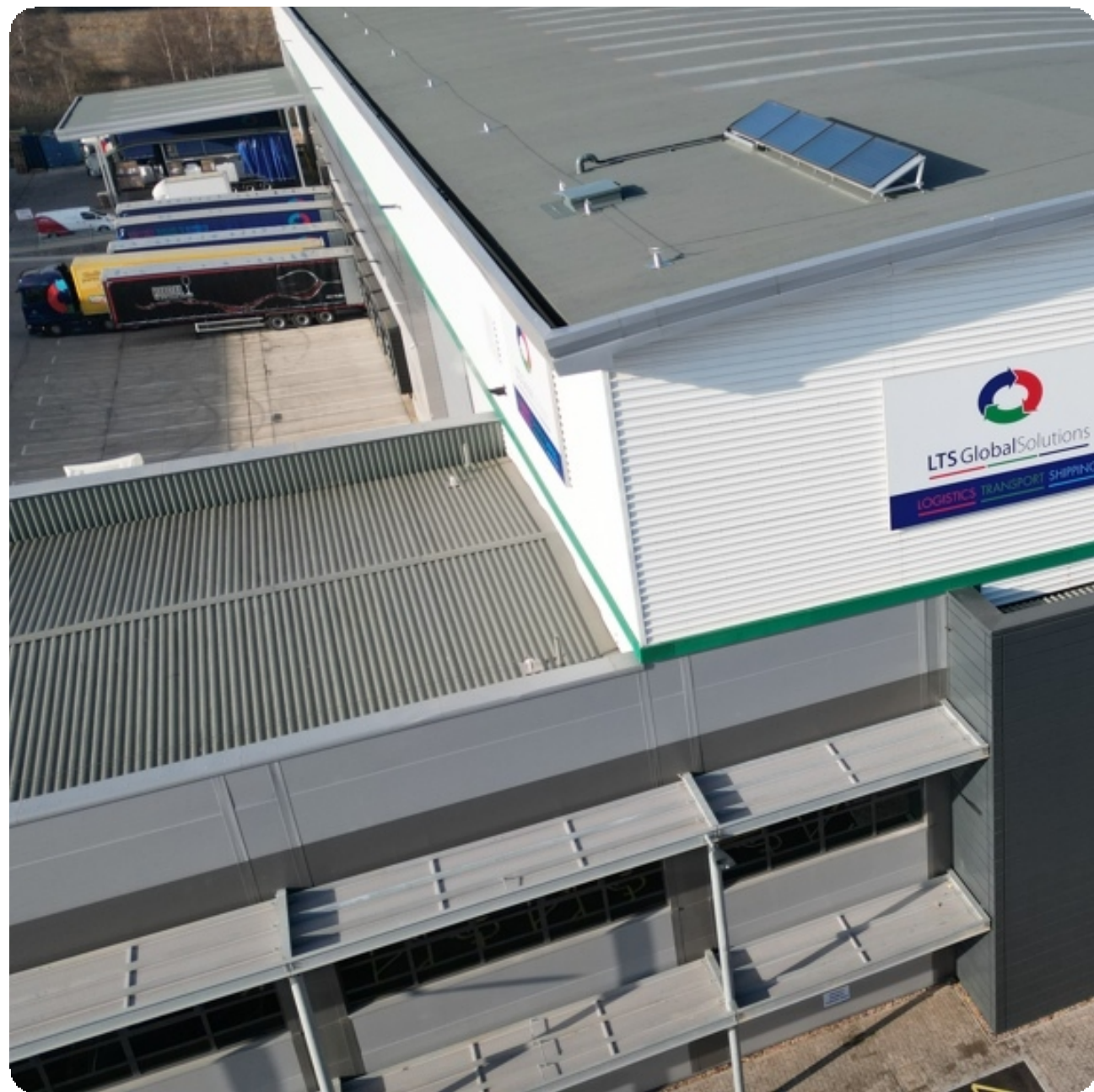
**BROMWICH**  
**ARDY**  
024 7630 8900  
[www.bromwichhardy.com](http://www.bromwichhardy.com)

📦 10,000 - 30,000 Sq Ft

£ On Application

## Key Features

- 15m clear internal heights
- EPC Rating A16 and BREEAM Excellent
- Up to 30,000 sq ft available
- Up to 9,000 pallet spaces
- Secure site and access
- Also available as serviced storage space with warehouse services included.



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## Location

Hams Hall is a new manufacturing & 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

Up to 30,000 Sq Ft 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. Also available as serviced storage space with warehouse services included by way of separate negotiation. Ideal for any company needing overflow space or looking to expand further without the outlay of an entire building. 15 m clear internal heights, ample truck bays and roller doors, LED lighting and office space available.

## Accommodation

Area	Sq Ft	Sq M
Bay 1	10,000	929
Bay 2	10,000	929
Bay 3	10,000	929
<b>Total</b>	<b>30,000</b>	<b>2,787</b>

## Tenure

Available by license to occupy.

## EPC

EPC Rating A16 and BREEAM Excellent

## VAT

This property is registered for VAT (Value Added Tax).

**Unit 2, Rowan Way, Hams Hall Distribution Park,  
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With over 250 years  
of combined  
experience, trust  
Bromwich Hardy to  
safeguard your  
commercial property.



### Service Charge

Further information available upon request.

### Legal Costs

Each party is to bear their own legal and surveyors costs incurred in this transaction.

### Viewing

Strictly by appointment with the agent Bromwich Hardy.



### Caine Gilchrist

Contact us with any queries about the property or to book a viewing

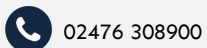
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