

monkspath business park

HIGHLANDS ROAD ■ SOLIHULL ■ B90 4NY ■ ///QUIET.BOLTS.AGAIN

CANMOOR



Indicative Image

Established Trade Units 5,369 - 10,627 sq ft **TO LET**

- Units to be refurbished to a high specification
- Well established trade location
- 1 mile from M42 (J4)
- National occupiers on site
- Suitable for Eg(iii), B2 and B8 uses
- Strong contractor catchment
- 24/7 hours of operation
- Allocated car parking spaces
- Immediate access to the A34



SOLIHULL

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SPECIFICATION



GROUND LEVEL
LOADING DOORS



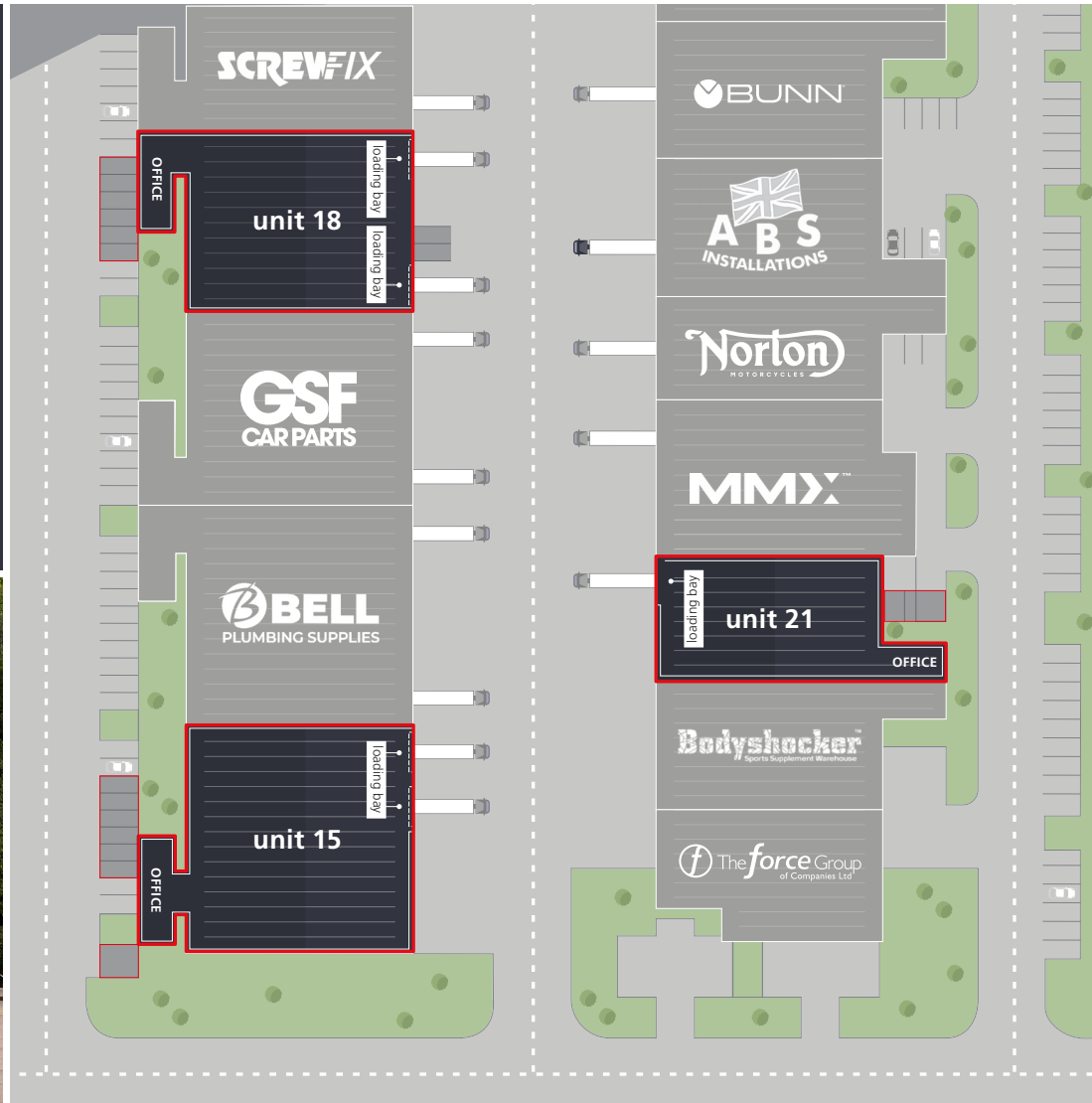
6.2M EAVES
HEIGHT



70 KVA
THREE PHASE
POWER SUPPLY



TARGETING
EPC B



ACCOMMODATION (GIA)

UNIT 15	SQ FT	SQ M
Warehouse	9,880	917.9
Office	747	69.4
Total	10,627	987.3

UNIT 18	SQ FT	SQ M
Warehouse	9,788	909.3
Office	747	68.8
Total	10,535	978.1

UNIT 21	SQ FT	SQ M
Ground Floor	5,369	498.8
Total	5,369	498.8



SOLIHULL

WHY SOLIHULL IS KEY FOR TRADE



10%

High-growth firms
Fast-expanding commercial market

£44k

GVA per head
Affluent, high-value local economy

£1,551m

Annual retail expenditure in the catchment
Strong, established consumer base



97%

SME-led business base
Strong local trade and repeat demand

46%

Of households own 2+ cars
High car-ownership catchment drives trade footfall

231,000

Consumer base within the primary retail market area
Large, engaged local population

Source: CACI, PMA Forecasts Winter 2025

SOLIHULL

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LOCATION

Monkspath Business Park is located on Highlands Road, just off the A34 Stratford Road in Solihull. The A34 provides direct access to Junction 4 of the M42 (1.7 miles) and Birmingham City Centre (9.1 miles). Solihull town centre is 2.8 miles away via the B4102.

CONNECTIVITY

ROAD

A34	0.8 miles
M42 - Junction 4	1.7 miles
A41	3.0 miles
M40	4.5 miles

TOWNS/CITIES

Solihull	2.8 miles
Birmingham	9.1 miles
Coventry	16.8 miles
Manchester	103 miles
London	112 miles

Source: Google Maps

DEMOGRAPHICS



19% of local employee jobs are in manufacturing, transport and storage.

4%

Full time gross weekly pay is +4% less than the West Midlands average.

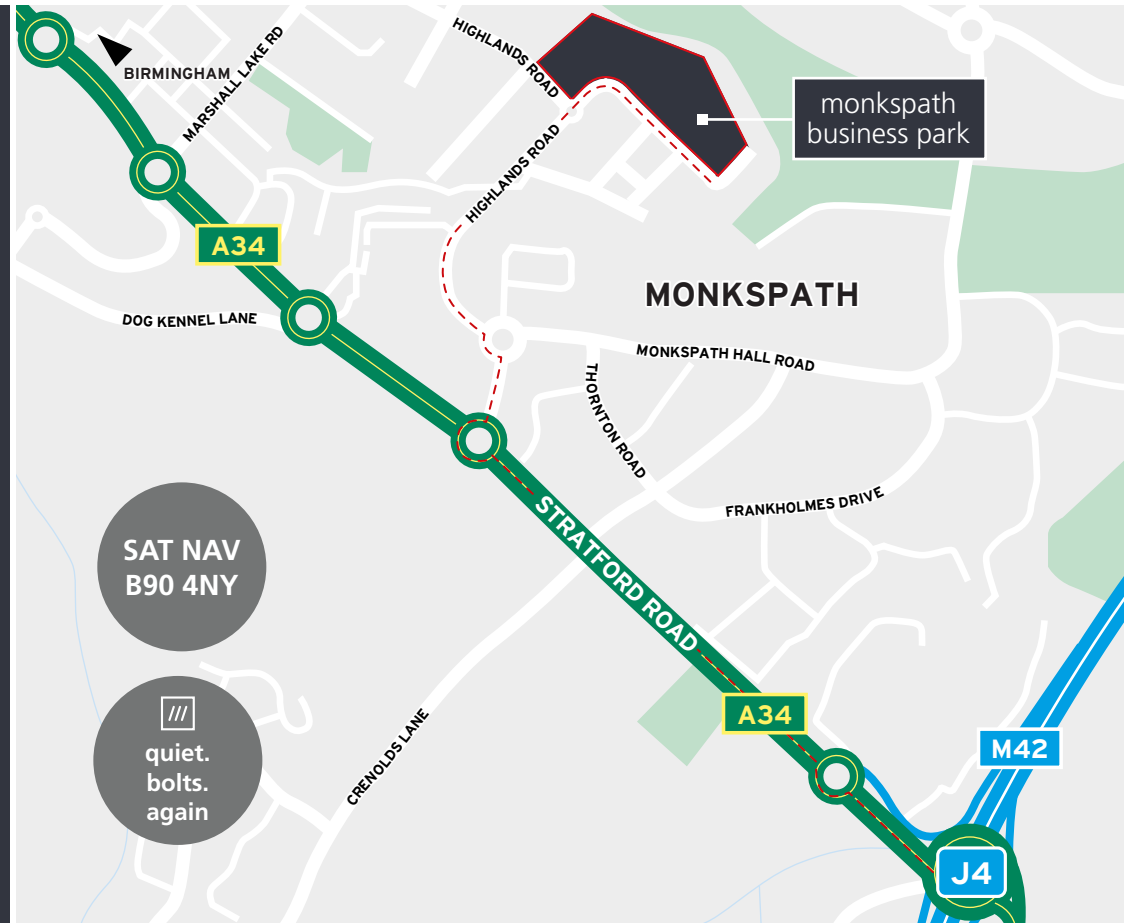
218,793

Population of 218,793 within the Solihull borough.



40% of local population have Level 4 qualifications and above.

Source: Nomis



FURTHER INFORMATION

For further information on available units please contact the joint agents:

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