

UNIT 1/2, CRANMORE INDUSTRIAL ESTATE, RADWAY ROAD,  
SHIRLEY, SOLIHULL, WEST MIDLANDS, B90 4NR



## FREEHOLD FOR SALE

GROUND FLOOR  
INDUSTRIAL/WAREHOUSE  
ACCOMODATION

**15,366 sq.ft/1,427.54 sq.m.**

- Yard facility to the rear.
- Series of roller shutter doors to the front, side and rear elevations.
- Open span – apex height circa 18ft 6 in/5.64 m.
- Forecourt parking.
- Circa 2.5 miles south west of Solihull Town Centre.
- Circa 1.75 miles from junction 4 of the M42 Motorway.



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## LOCATION

The subject premises enjoys direct frontage onto Radway Road.

Immediate surrounding areas provide office/business park/distribution accommodation – prime location.

Junction 4 of the M42 Motorway is located approximately 1.75 miles south east.

Junction 4 is within close proximity to the intersection of the M40 and M42 motorways.

The M42 provides direct access to the M5 and M6 motorways.

Solihull Town Centre is located approximately 2.5 miles north east.

## ACCOMMODATION

**15,366 sq.ft/1,427.54 sq.m**

## DESCRIPTION

The subject premises, situated on a total site area extending to circa **0.6 of an acre/ 0.24 of a hectare**, provides ground floor industrial/warehouse accommodation, including recently refurbished/ high quality offices/reception.

Advantages include:

- Forecourt parking – circa 7 spaces.
- Electrically operated roller shutter doors to the front, side and rear elevations.
- Enclosed yard to the rear, accessed via a gated, side driveway (concrete surfaces).
- Apex height circa **18 ft. 6 in/5.64 m**.
- Gas fired central heating/blow heaters.
- Security shutters – windows and the main entrance – front elevation.

## MAINS SUPPLIES

The subject premises has the benefit of a substantial three phase electrical supply, gas, water and drainage.

## VAT

VAT is applicable.

## CONSIDERATION

Offers in excess of **£1.5 Million (One Million, Five Hundred Thousand Pounds)** are invited for this valuable freehold interest.

## ANTI MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from any incoming tenant.

## **For More Information Contact:**

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**SMB**  
Stephens McBride

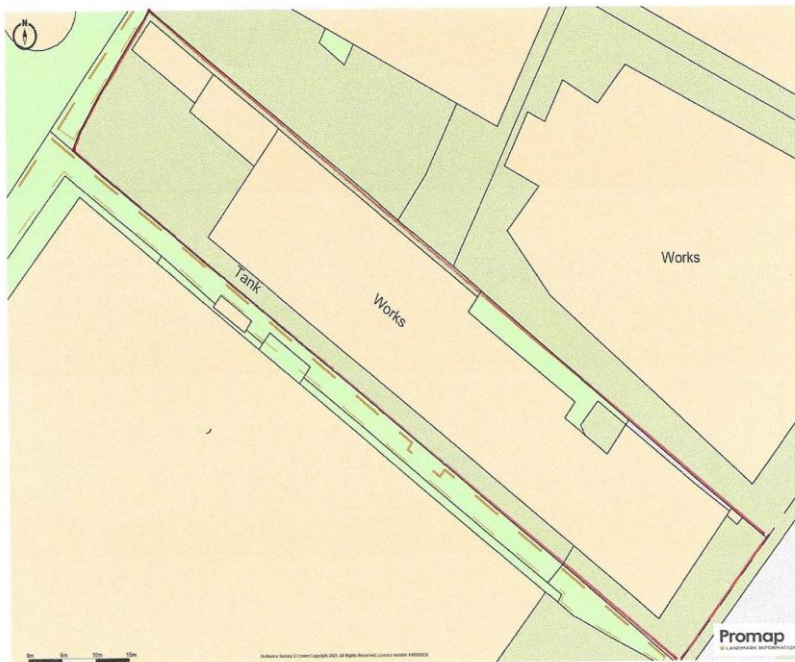
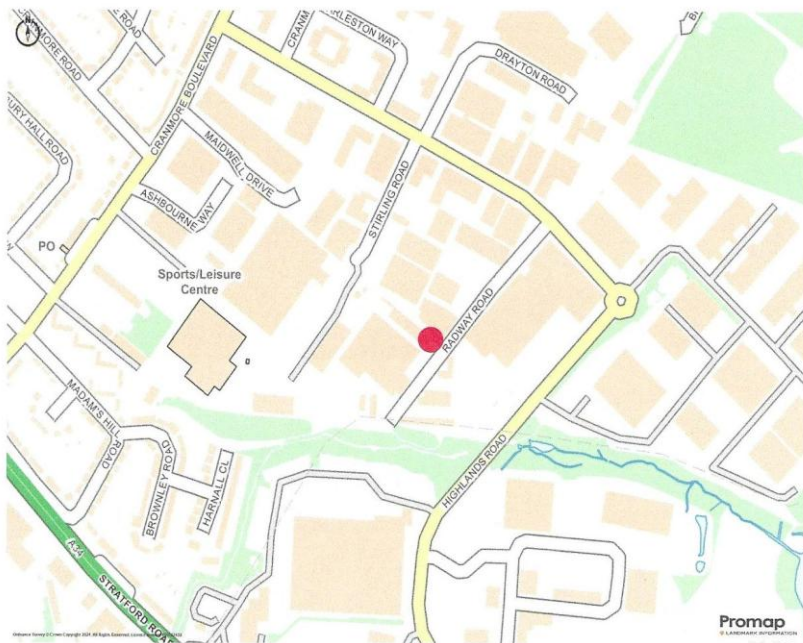
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## NOTICE

**STEPHENS McBRIDE** - as agents for the Vendor and for themselves, give notice that:

1. These particulars do not constitute an offer, or contract, or any part thereof and none of the statements contained in the Particulars as to the property is to be relied on as a statement or representation of fact.
2. An intending Purchaser **MUST** satisfy himself by inspection or otherwise, as to the accuracy of the statements herein. Such statements are made in good faith but without responsibility on the part of Stephens McBride or the Vendor.
3. The Vendor does not make or give, nor is Stephens McBride or its staff authorised to make or give any representation or warranty in respect of this property.

In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.

## **SUBJECT TO CONTRACT**

The terms Vendor and Purchaser shall where the context requires be deemed to refer to Lessor and Lessee respectively.