

SOLIHULL 55

CRANBROOK WAY // SOLIHULL // B90 4GT  cakes.nails.grape

**UNDER
REFURBISHMENT
PC Q3 2025
TO LET**

Modern Detached Industrial/Warehouse Unit

54,142 sq ft
(5,029.94 sq m)



WAREHOUSE LED LIGHTING



RACKING 7,500 VNA SPACES



REFURBISHMENT WORKS COMPLETE Q3 2025

ACCOMMODATION (areas to be confirmed following completion works)

	SQ FT	SQ M
Warehouse	47,658	4,427.54
Ground Floor Offices	3,155	293.10
First Floor Offices	3,155	293.10
Second Floor Store	174	16.20
TOTAL AREA GIA	54,142	5,029.94

TENURE

The unit is available on a new Full Repairing and Insuring lease for a term of years to be agreed.



RENT

Available upon request.

SPECIFICATION

-  4 dock level loading doors
-  1 level access loading door
-  Racking 7,500 VNA spaces
-  10m eaves
-  47m yard depth
-  54 car parking spaces

ESG FEATURES

-  Warehouse LED lighting
-  6 EV car chargers
-  PV array 40kWp
-  Rainwater harvesting tank



SOLIHULL 55
CRANBROOK WAY // SHIRLEY // SOLIHULL // B90 4GT

RATEABLE VALUE

Available upon request.

EPC

Targeting A Rating.

BREEAM

Targeting BREEAM 'Excellent'.

LEGAL COSTS

Each party to bear their own legal costs.

VAT

May be chargeable at the current rate.

PLANNING

The building is suitable for B2, B8 and E uses which covers light industrial, general industrial and storage and distribution.

ANTI MONEY LAUNDERING

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.



M&S

SCREW-FIX

Bristol Street
Motors

LISTERS

Shred-it®
A Stericycle® Solution

ELECTRIC
CENTER

David Lloyd
CLUBS

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TP Travis Perkins

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SOLIHULL55

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LEWIS
PARTNERS

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Maserati

CRANBROOK WAY

Ferrari

Mazda

PORSCHE

stonegate
PUB COMPANY

RI
REGENCY HOTEL

BMW

SKODA

VW

← BIRMINGHAM
8.5 MILES

MONKSPATH
HALL ROAD

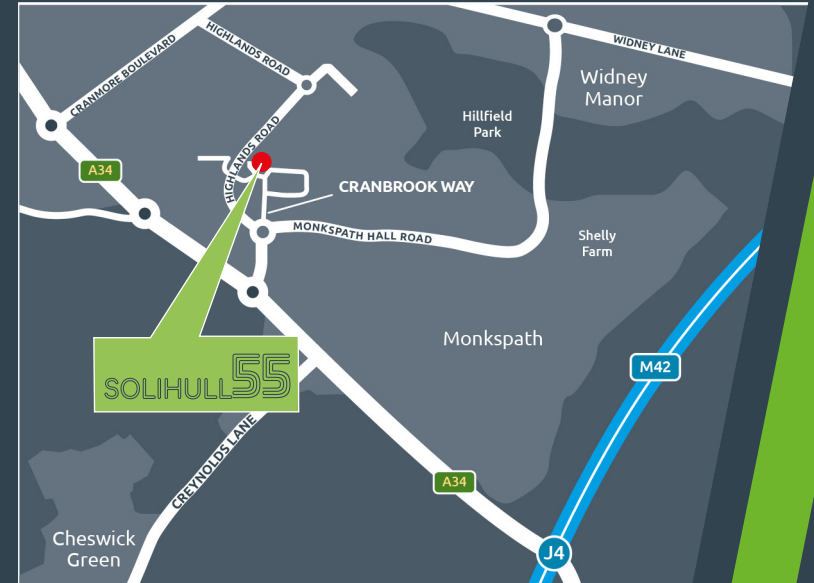
A34

J4 M42
1 MILE →

A34

LOCATION

Unit 5 Solihull (Solihull 55) Business Park is located on Cranbrook Drive, Solihull, off the A34 Stratford Road. The A34 provides direct access to Junction 4 of the M42, 1 mile to the south-east giving direct access to the national motorway network. Birmingham City Centre is 8.5 miles to the north-west. Birmingham Airport and the NEC are approximately 6 miles away.



Sat Nav: B90 4GT

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Viewings

For further information or to arrange an inspection please contact:

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www.cbre.co.uk

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