



## To Let

**Unit 21, Gateway Park, Coventry Road,  
Birmingham B26 3QD  
3,271 sq ft (303.89 sq m) approx**



### Description

- Recently refurbished
- 1 mile from the NEC and junction 6/M42
- 24 hour unrestricted access
- Eaves height 5.4m (18 ft)

### Location

Gateway Park is located off the A45 Coventry Road, approximately 8 miles east of Birmingham City Centre. The Estate benefits from excellent road communications with access to Junction 6 of the M42 and Junction 4a of the M6 within 2 miles and 5 miles respectively. The M6/M42 provides access to the national motorway network thereafter.

The Estate is adjacent to Birmingham Airport. There is the potential for airside access for occupiers subject to Birmingham Airport approval. There is also a direct rail link to London and Birmingham New Street via Birmingham International station, less than one mile away.

### Description

Gateway Park comprises 29 production/warehouse units arranged in a courtyard formation.

Unit 21 is of steel frame construction with part blockwork and part brick walls and concrete floors.

The unit is accessed via ground level loading doors.

The internal offices are of block construction, carpeted, heated and lit. The unit also provides WC facilities.

Car parking and loading is provided to the front of the unit with additional car parking on the central estate car park.

**High quality refurbished warehouse/production units  
Close to Birmingham City Centre and Coventry City Centre  
2 miles from the M42 J6 and 2.5 miles from NEC**

## Accommodation

Accommodation	Sq ft	Sq m
Warehouse	2,743	254.80
Offices	528	49.09
<b>Total GIA</b>	<b>3,271</b>	<b>303.89</b>

Eaves height 5.4m (18 ft). 1 up and over loading door.

## Planning

Gateway Park has planning for B1 (c) (light industrial) B2 (general industrial) and B8 (storage & distribution) uses, under the Town & Country Planning (Use Classes) Order 2005, subject to landlords consent.

## Terms

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

## Rent

Upon application.

## Rateable Value

The current rateable value of the unit is £24,250. We advise individual parties to make their own investigation as to the rates payable.

## EPC

EPC Rating D 79

## Services

All usual main services are available to the estate. The landlord has not tested and therefore cannot guarantee that fixtures or fittings are in working order.

## VAT

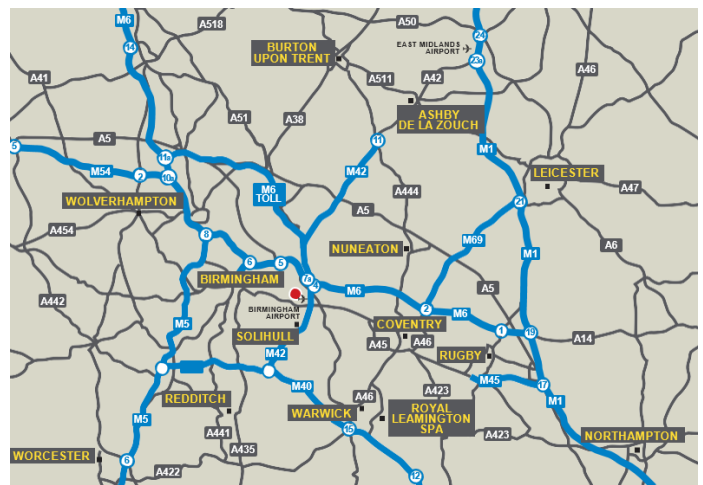
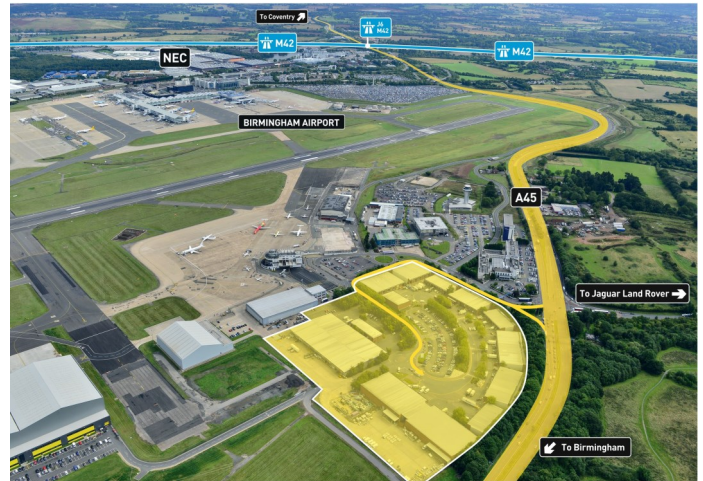
Rent/service charges quoted are exclusive of VAT.

## Service Charge

A service charge is levied for the upkeep and maintenance of the common areas of the estate, including the current 24-hour security and CCTV. Further details are available on request.

## Viewing

For further information please contact



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An estate owned by:



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