



# UNIT 22 GatewayPark

BIRMINGHAM B26 3QD

[www.gatewaypark.co.uk](http://www.gatewaypark.co.uk)

## TO LET

3,194 sq ft (296.72 sq m)

Modern Industrial/Warehouse Unit adjacent to Birmingham Airport

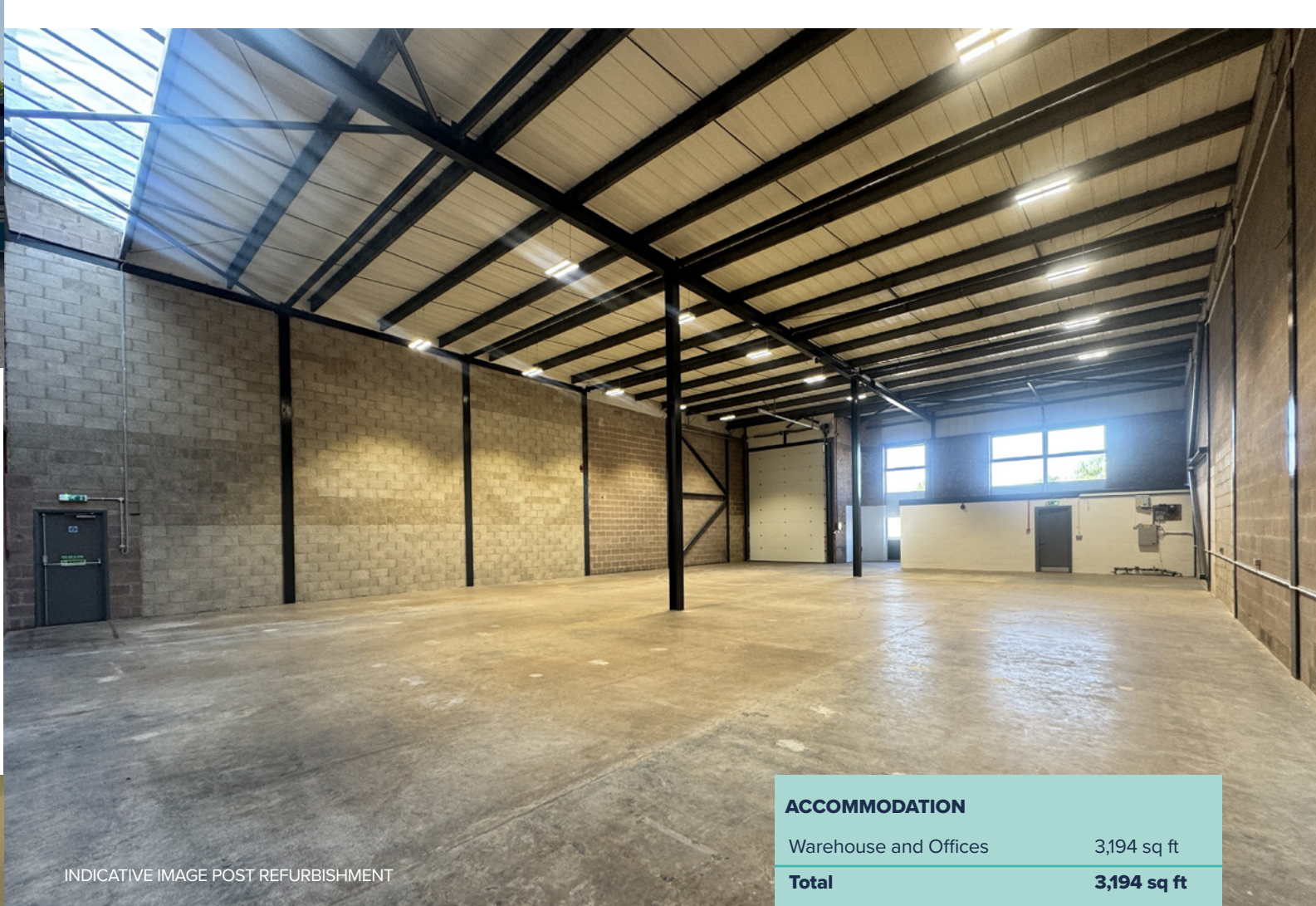
WARE  
HOUSE  
REIT





Gateway Park is a modern estate consisting of 29 units with airfield access to Birmingham Airport. The Estate provides excellent links to M6, M42 and M40 motorways via A45.

Unit 22 comprises a unit of steel frame construction with block and brick infill. There is a ground floor loading door together with a concrete and brick surfaced yard.



INDICATIVE IMAGE POST REFURBISHMENT

#### ACCOMMODATION

Warehouse and Offices	3,194 sq ft
<b>Total</b>	<b>3,194 sq ft</b>

#### SPECIFICATION



6m minimum working height



LED lighting



Level access loading door



Welfare & offices



Concrete and brick surfaced yard



Estate CCTV



Large communal estate car park & dedicated HGV parking space



Adjoins Birmingham Airport



24 hour manned security gatehouse and barrier

**UNIT 22**  
**GatewayPark**



## TERMS

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed

## RENT

Upon application

## SERVICES

We understand that all mains services are connected to the property, however we recommend interested parties undertake their own investigations.

## SERVICE CHARGE

A service charge is payable for the upkeep and management of the site security, landscaping and roads on the estate.

## RATEABLE VALUE

Rateable Value of £41,250.

## EPC

A new Energy Performance Certificate will be provided following completion of the refurbishment, targeting a B rating.

## LEGAL COSTS

Each party to cover their own legal and surveyors costs on any transaction.

## VAT

VAT may be payable on any transaction at the prevailing 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.

## SECURITY

The estate benefits from 24 hour security via a managed gatehouse, which is further supplemented by security patrols and monitored CCTV.

## PARKING

The estate provides a large communal estate car park, in addition to parking outside individual units.

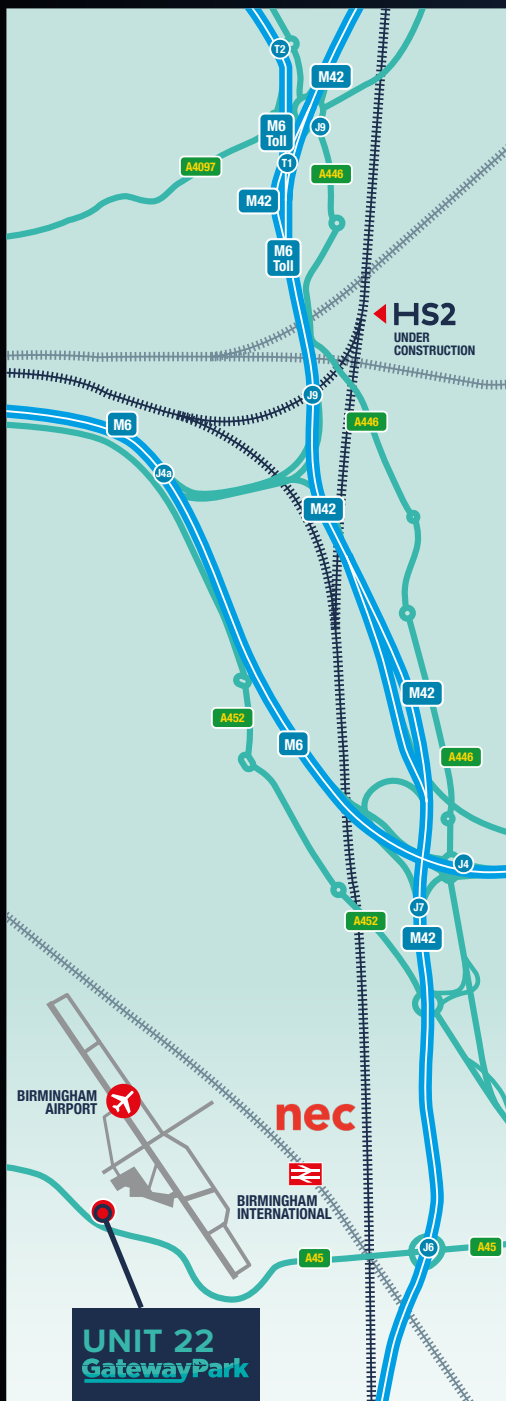


# UNIT 22 GatewayPark

## EXISTING OCCUPIERS INCLUDE:







SAT NAV: B26 3QD  [areas.lovely.silk](https://www.areas.lovely.silk)

#### VIEWING:

For further information or to view contact:



**CHRIS HOBDAY**  
chris.hobday@savills.com  
07552 558 551

**KATIE BESWICK**  
katie.beswick@savills.com  
07779 926 822



**DANIEL RUDD**  
daniel.rudd@nmrk.com  
07795 539 308

**FRANCESCA HODSON**  
Francesca.hodson@nmrk.com  
07503 973 865

AIRPORTS	MILES	APPROX DRIVE TIME
Birmingham	1	3 mins
East Midlands	37	41 mins
Manchester	90	1 hr 33 mins
London Heathrow	100	1 hr 36 mins

LOCATION	MILES	APPROX DRIVE TIME
Birmingham International Railway Station	2	6 mins
Coventry	10	18 mins
Birmingham	15	20 mins
Leicester	43	51 mins
Northampton	55	1 hr 3 mins
Bristol	93	1 hr 40 mins
Manchester	98	1hr 53 mins
London	114	2 hrs 10 mins

Savills and Newmark for themselves and for the vendors or lessor of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Savills and Newmark cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves these particulars; and (v) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property. All images are for indicative purposes only. Designed and produced by Q Squared Design Ltd, Tel: 01789 730833. JUNE 2025.

