



UNITS 5, 6 & 7 **GatewayPark**

BIRMINGHAM B26 3QD

www.gatewaypark.co.uk

TO LET

1,385 - 10,736 sq ft (128.67 - 997.38 sq m)

Three Modern Industrial/Warehouse Units 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.

Units 5, 6 & 7 comprise units of steel frame construction with block and brick infill. Each unit has a ground floor loading door together with a concrete and brick surfaced yard.



INDICATIVE IMAGE POST REFURBISHMENT

ACCOMMODATION

Unit 5	1,385 sq ft
Unit 6	4,664 sq ft
Unit 7	4,687 sq ft
Total	10,736 sq ft

Available together or separately

SPECIFICATION



6m minimum working height



LED lighting



Level access loading doors



Welfare & offices



Concrete and brick surfaced yard



Estate CCTV



Large communal estate car park



Adjoins Birmingham Airport



24 hour manned security gatehouse and barrier

UNITS 5, 6 & 7
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 £98,500 (Units 5-7).

EPC

The Energy Performance Rating is; Unit 5 D-94, Unit 6 & 7 D-83. A new EPC will be provided following completion of the refurbishments.

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.

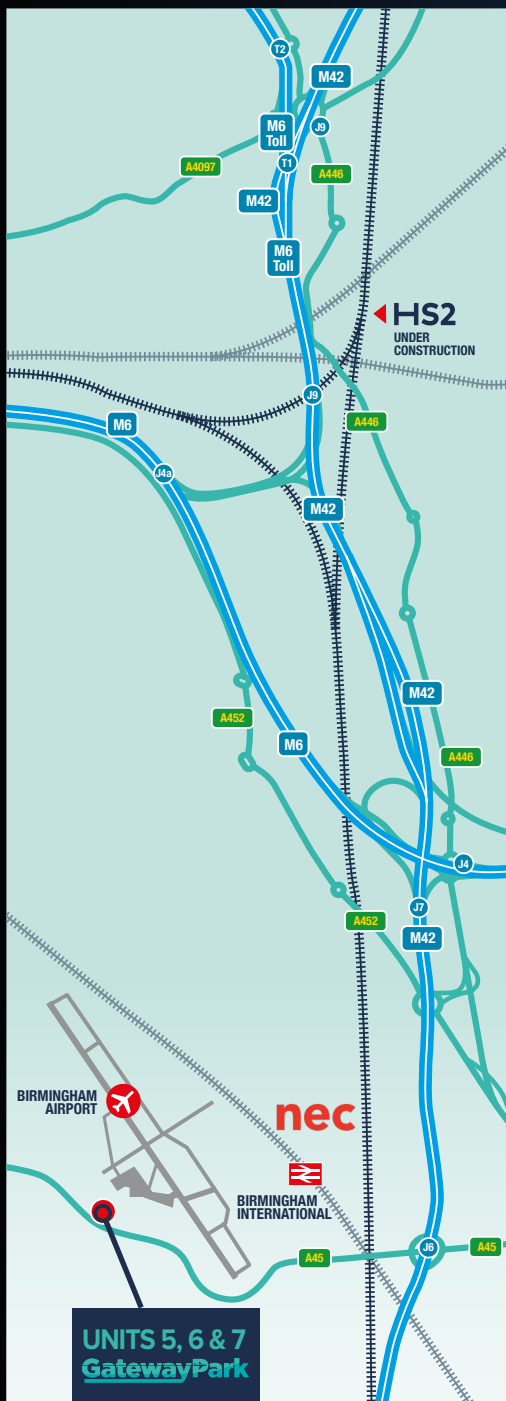
PARKING

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



EXISTING OCCUPIERS INCLUDE:





SAT NAV: B26 3QD  areas.lovely.silk

VIEWING:

For further information or to view contact:



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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

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