

COLESHILL

Industrial Estate

Station Road, Coleshill, Birmingham B46 1JT.



TO LET

industrial/warehouse units
from 3,400 sq.ft (316 sq.m)

Images used for indicative purposes.

Coleshill Industrial Estate is a long established and well known estate with units starting at 3,400 sq ft (316 sq.m) which, subject to availability, can be combined to create larger premises. The estate enjoys prominent frontage to Station Road and Roman Way.

MUCKLOW

www.mucklow.com

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LOCATION

Coleshill Industrial Estate is located on Station Road close to Coleshill town centre. Motorway access is excellent with Junction 9 of the M42 (2 miles). Junction 1 of the M6 Toll (2 miles) and Junction 4 on the M6 (3 miles) close by Birmingham Airport, NEC and Coleshill Parkway Station are within a short drive.

DESCRIPTION

Coleshill Industrial Estate is a long established and well known estate with units starting at 3,400 sq ft (316 sq.m) which, subject to availability, can be combined to create larger premises. The estate enjoys prominent frontage to Station Road and Roman Way.

The units themselves benefit from:

- Roller shutter door access
- Good quality office accommodation
- Male and Female WCs
- Dedicated parking adjacent each unit
- Good loading facilities
- Working height from 12 ft (3.7m)
- Full refurbishment programmes prior to re-letting or allowances
- Generous parking areas on the estate

USE

The units are suitable for a range of uses including B1, B2 and B8. Other uses may be considered by the landlord, subject to planning.

SERVICES

All units benefit from 3 phase electricity and water. Certain units on the estate also have mains gas available.

LEASE TERMS

The units are available by way of new full repairing and insuring leases for a term to be agreed.

SERVICE CHARGE

A service charge is payable half yearly in advance to the managing agents and covers the cost of the management and upkeep of the common parts of the estate.

INSURANCE

Insurance for the building is via the landlord's block policy with the appropriate premium for each unit being recharged to the relevant tenant.

VAT

All prices are quoted exclusive of VAT which is charged in addition at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal and surveyors costs incurred in the preparation of a new lease.

LANDLORD

A & J Mucklow Group Plc is a long established Midlands based property company with its head office in Halesowen. It focuses on the long term ownership and development of industrial and commercial property.

The company prides itself on maintaining its excellent reputation for providing a quality product and service to its customers.

TIMING

Occupation can be provided in a very short period of time subject to agreement and completion of the lease.

VIEWING

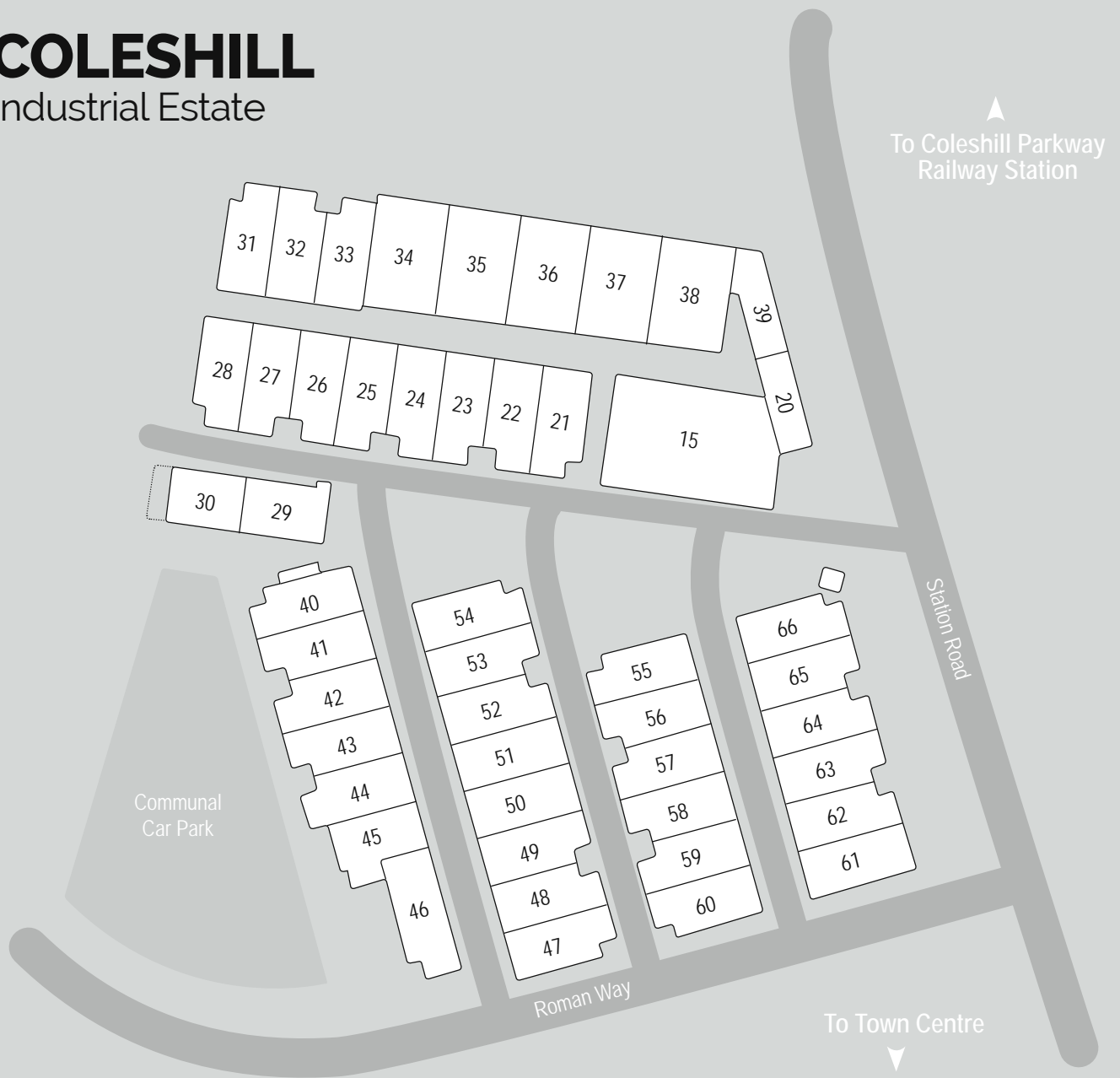
Via the letting agents or Mucklow direct.

CURRENT AVAILABILITY

Please refer to the accompanying schedule for details of units currently available for lease.

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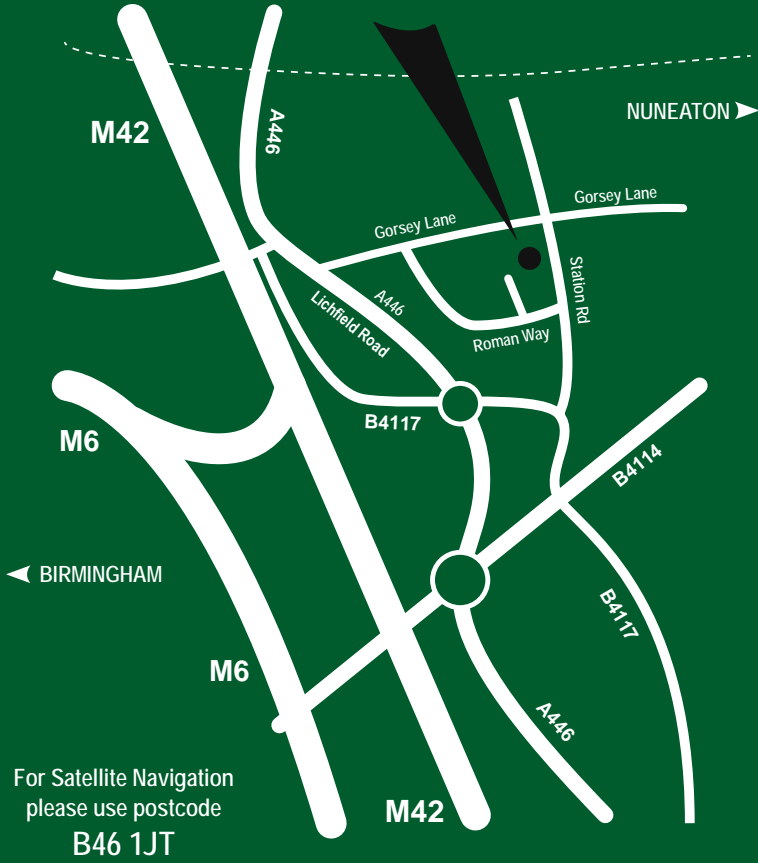


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CURRENT AVAILABILITY

Unit Number	Size	Rent pa	Service Charge pa	Rateable Value	Rates Payable pa	EPC Band
Unit 23	3,394 sq ft	£18,667	£1,392	£17,500	£8,383	F – 133
Unit 27	3,392 sq ft	£18,656	£1,391	£18,500	£8,862	E – 107
Unit 29/30	5,790 sq ft	£30,397	£2,374	£25,250	£12,095	TBA
Unit 53	3,420 sq ft	£18,810	£1,402	£17,500	£8,383	E - 118
Unit 56	3,400 sq ft	£18,700	£1,394	£20,000	£9,580	E - 111

Insurance for the building is covered under a block policy with Aviva, paid by the landlord and under the terms of the lease to be reimbursed by the tenant.

Service Charge covers the common areas and maintenance of the estate and is currently £0.41 per square foot per annum, payable half yearly in advance to our managing agents, Cushman & Wakefield.

In 2017 businesses with a property with an RV of up to £12,000 will receive 100 per cent relief, while those with one with an RV of £12,000 to £15,000 will Receive tapered relief.



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