

**MODERN WAREHOUSE PREMISES EXTENDING TO 36,041 SQ FT (3,348.3 SQ M)  
UNIT 2 TRILLENNIUM PARK, GORSEY LANE, COLESHILL, BIRMINGHAM B46 1JU**



- Detached Self-Contained Warehouse Premises
- Close Proximity to M6, M42 & M6 Toll
- 8m Eaves
- Dock & Level Access Loading
- Secure Loading Yard
- Available August 2019

## LOCATION

Trillennium Park is situated on the main Coleshill Industrial Estate off Gorseley Lane. The premises are located at the heart of the midlands motorway network with Junction 4 of the M6, Junction 9 of the M42 and Junction 1 of the M6 Toll all within 3 miles of the property. These junctions in turn, provide easy access to the M1, M5 and M40 Motorways. In addition the National Exhibition Centre, Birmingham International Airport, Birmingham International Railway Station and Coleshill Railway Station are all within a few minutes' drive.

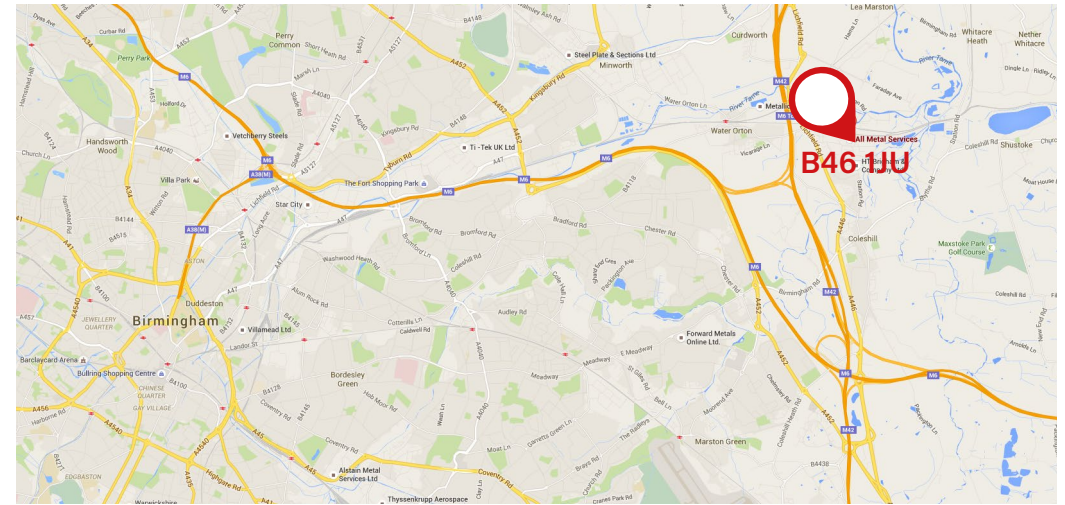
## DESCRIPTION / SPECIFICATION

The premises comprise a modern steel portal frame warehouse that was constructed in the early 2000's, offering the following specification:

- Detached self-contained warehouse premises
- Double storey office accommodation
- 8m eaves
- 2 dock level loading doors
- 2 level access loading doors
- Secure fenced yard
- On site car parking
- 2 acre site

## TERMS

The premises are available by way of a sub-lease expiring September 2021. Alternatively the landlord will give consideration to a new FRI lease for a term in excess of 5 years.



## RENT

On application.

## BUSINESS RATES

Rateable Value - £182,000

Rates Payable 2019 / 2020 - £91,728

## SERVICE CHARGE

£5,944 plus VAT for the current year

## EPC

E -118

## ACCOMMODATION

	SQ M	SQ FT
Warehouse	2,811.49	30,263
Ground Floor Offices	268.42	2,889
First Floor Offices	268.42	2,889
Total	3,348.33	36,041

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## VIEWINGS

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