

TO LET

Unit 3, Trillennium, Highway Point,
Gorse Lane, Coleshill, B46 1JU



Warehouse Unit
49,387 sq ft (4,588 sq m)

PROPERTY FEATURES

- Modern steel portal frame warehouse
- Heated and lit
- Eaves height of 11.10m (10.04m to underside of haunch)
- 3 level loading doors & 2 dock level loading doors
- Secure gated yard area
- Max yard depth of 38m
- Two storey office accommodation

LOCATION

The unit is situated at Trillanium Point in Coleshill, an established industrial and logistics location. The detached unit is located to the front of the estate with prominent frontage to Gorsey Lane and providing quick access to the Lichfield Road, (A446)

The area boasts strong transport links with easy access via the A446 to J4 of the M6 (approx. 2.7 miles), J9 of the M42 (approx.. 2.1 miles), and JT1 of the M6 Toll (approx. 2.3 miles). Hams Hall Rail Freight Terminal is approx. 2.5 miles distance.

DESCRIPTION

The building benefits from the following specification:

- Modern steel portal frame warehouse
- Heated and lit
- Eaves height of 11.10m (10.04m to underside of haunch)
- 3 level loading doors
- 2 dock level loading doors
- Secure gated yard area
- Max yard depth of 38m
- 85 car parking spaces
- Two storey office accommodation

FLOOR AREA

We have measured the Gross Internal Floor Area (GIA) as follows:

Description	KF Areas (GIA)	
	Area Sq Ft	Area Sq M
Warehouse	42,153	3,916.21
GF Office	3,633	337.53
FF Office	3,601	334.63
Total	49,387	4,588.37

SERVICES

We understand that all mains services are connected to the site however interested parties are advised to satisfy themselves that this is the case, and that they are in good working order. The agents have not tested any apparatus on site and therefore cannot verify the condition.

RATEABLE VALUE

The 2017 Rateable Value is £270,000. Interested parties are advised to contact the relevant billing authority to discuss rates payable.

TERMS

The building is available on the basis of an assignment or sub-lease. The existing lease agreement expires in June 2021. Alternatively, a longer term agreement may be available direct from the landlord.

EPC

The Energy Performance Certificate is C64

LEGAL COSTS

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

VAT

VAT may be payable on any transaction at the prevailing rate.

For further details please contact:



James Clements
0121 233 6460 / 07436 165015
James.clements@knightfrank.com

Or the joint agents CBRE on
0121 616 5555





