

TO LET

TRILLENNIUM 3

Trilennium Point

Gorse Lane

Coleshill, B46 1JU



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CBRE

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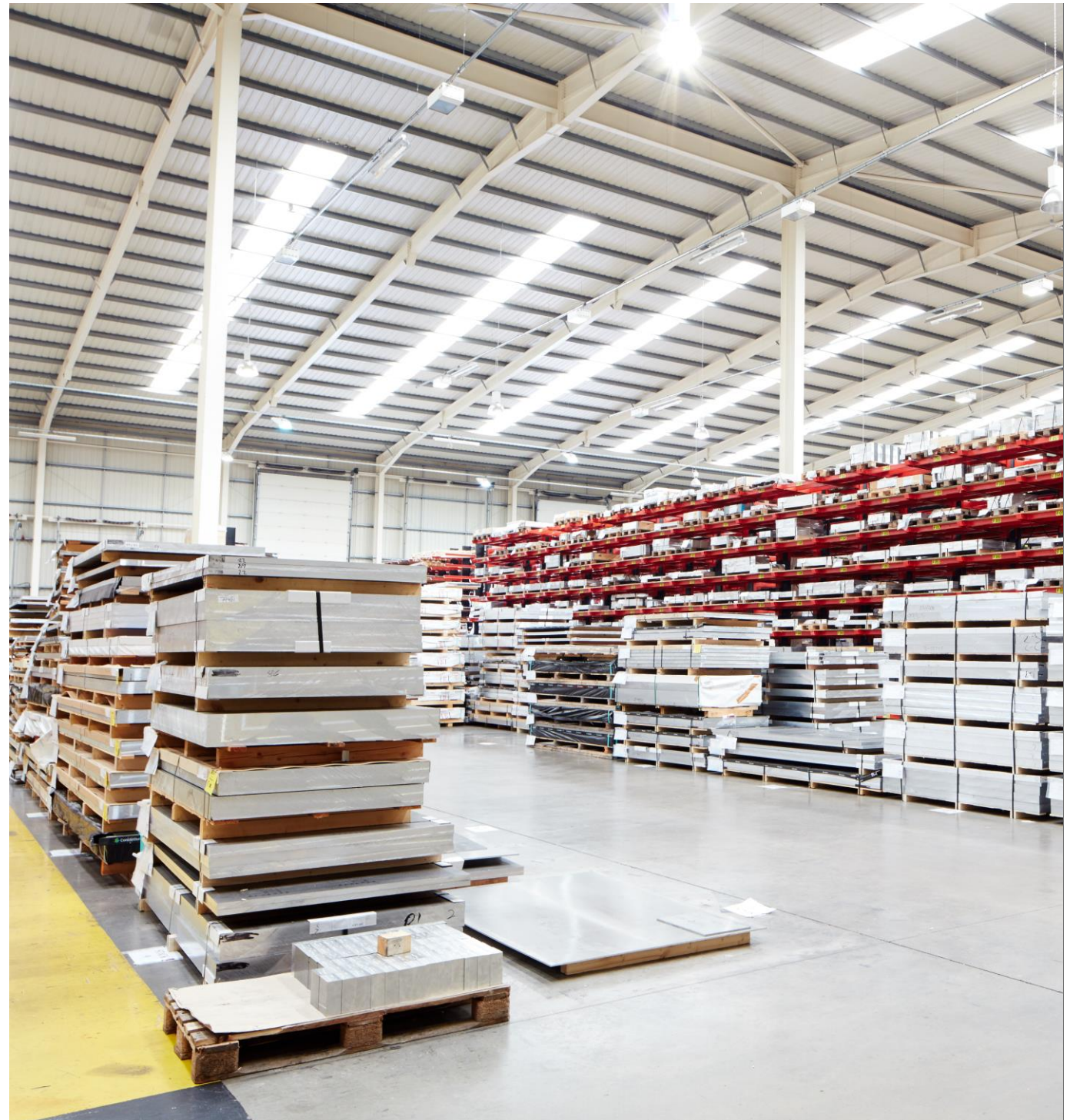
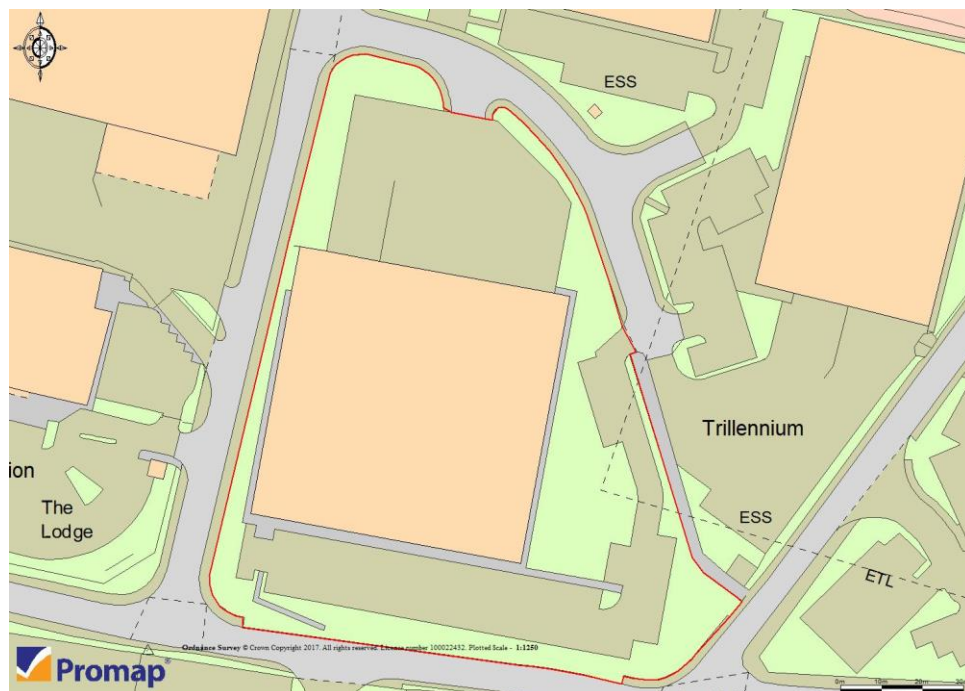


WAREHOUSE UNIT 50,329 sq ft (4,675 sq m)

Description

In summary the property comprises the following:

- + Approximately 10m eaves
- + 2 dock level access loading doors
- + 3 level access loading doors
- + Good self-contained site with secure yard
- + Approximately 37.5m yard depth
- + 2 Storey fully fitted office accommodation
- + Fully fitted with lighting and heating
- + 93 car parking spaces



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WAREHOUSE UNIT

50,329 sq ft (4,675 sq m)

LOCATION

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

The area boasts strong transport links with east access via the A446 to J4 of the M6 motorway and J7A of the M42 motorway approximately 3 miles away.

TENURE

The property is available by way of an assignment of the existing lease which expires 23rd June 2021.

RATEABLE VALUE

The 2017 Rating List entry for the property is as follows:

Description: Factory and premises
Rateable Value: £270,000

RENT

Upon application

EPC

Available upon request

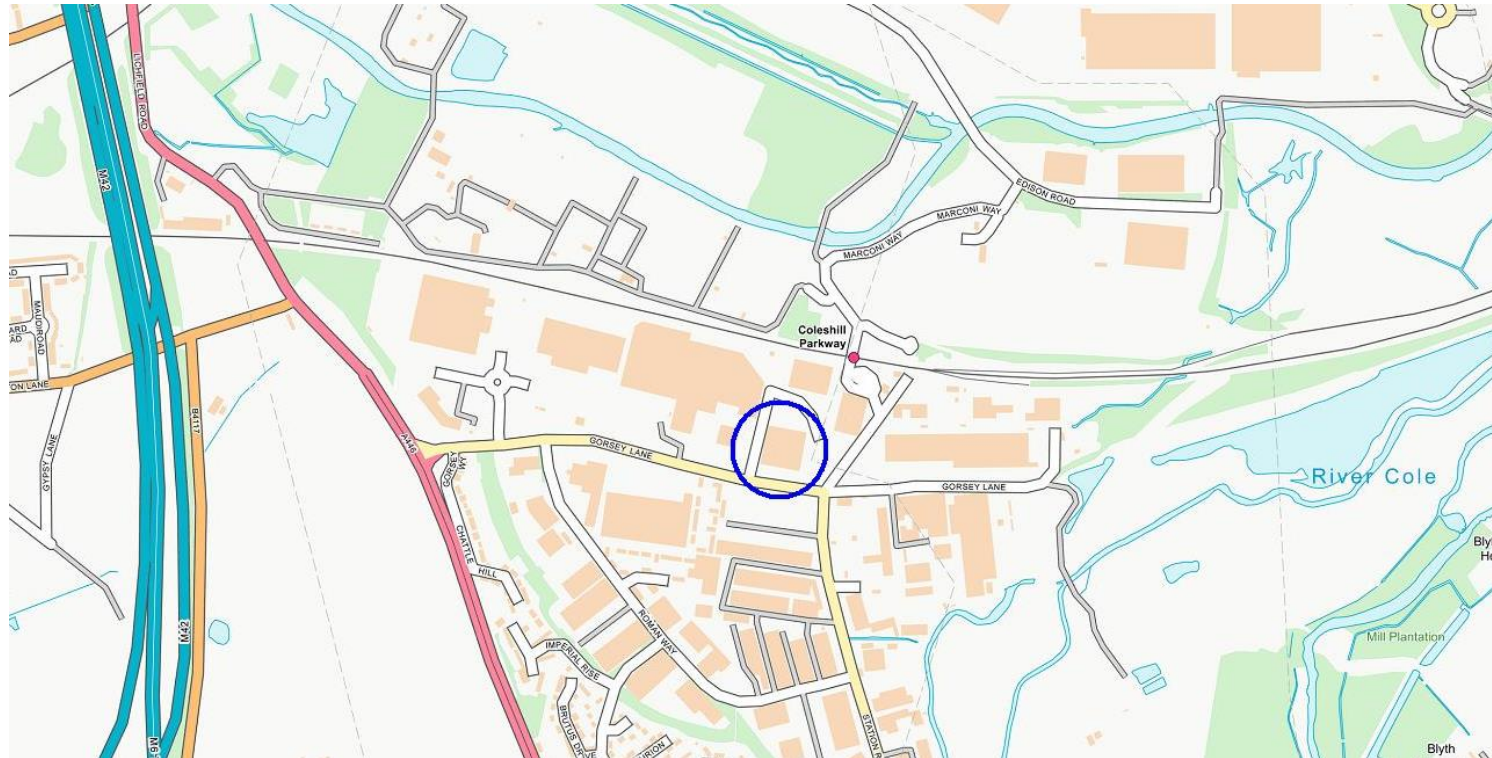
ACCOMODATION

Floor Area	Sq Ft	Sq M
Warehouse	43,203	4,013
Ground Floor Office	3,563	331
First Floor Office	3,563	331
Total	50,329	4,675



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CONTACT US

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