

Unit 3 Trillennium Point

To Let

Industrial warehouse unit
with self-contained yard

50,329 sq ft

(4,675 sq m)

Gorse Lane
Coleshill | B46 1JU



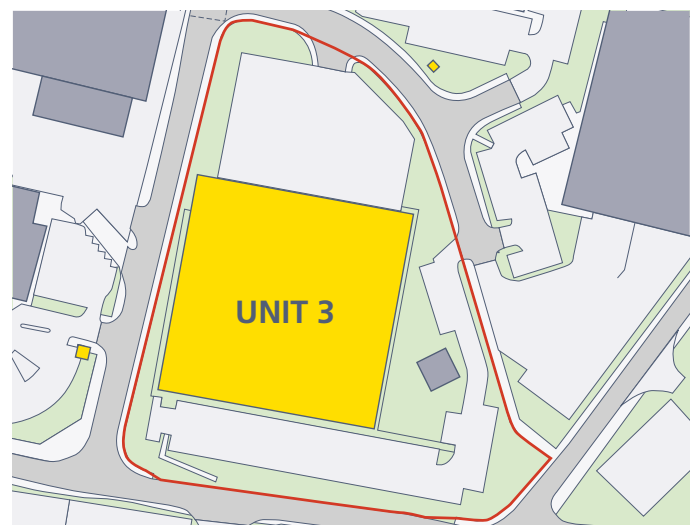
SPECIFICATION

- 10m clear eaves height
- 3 level access electrically operated loading doors
- 2 dock loading doors
- Secure gated yard area extending to 37.5m
- Fully fitted 2 storey office accommodation
- Warehouse includes heating and lighting
- 93 car parking spaces
- EPC rating: C – 64

LOCATION

The property is located at Trillennium Point, Coleshill which is accessed from Gorsey Lane.

Gorsey Lane is an established prime industrial and logistics location with excellent access to the national road network with both the M6 and M42 motorways being in close proximity.



DISTANCES

M6 (JUNCTION 4)	3.0 miles
M42 (JUNCTION 7A)	3.0 miles
BIRMINGHAM AIRPORT	5.0 miles
BIRMINGHAM CITY CENTRE	12.0 miles
EAST MIDLANDS AIRPORT	30.0 miles

Source: Google maps

ACCOMMODATION

WAREHOUSE	43,203 sq ft
GROUND AND FIRST FLOOR OFFICES	7,126 sq ft
TOTAL	50,329 sq ft (4,675 sq m)

(All areas are approximate and measured on a Gross Internal basis)

BUSINESS RATES

Rateable Value (2017) £270,000.

RENT

On application.

TERMS

A new full repairing and insuring lease for a term of years to be agreed.

VAT

All figures are quoted exclusive of any VAT that may be payable.

For more information, please contact the joint agents:



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