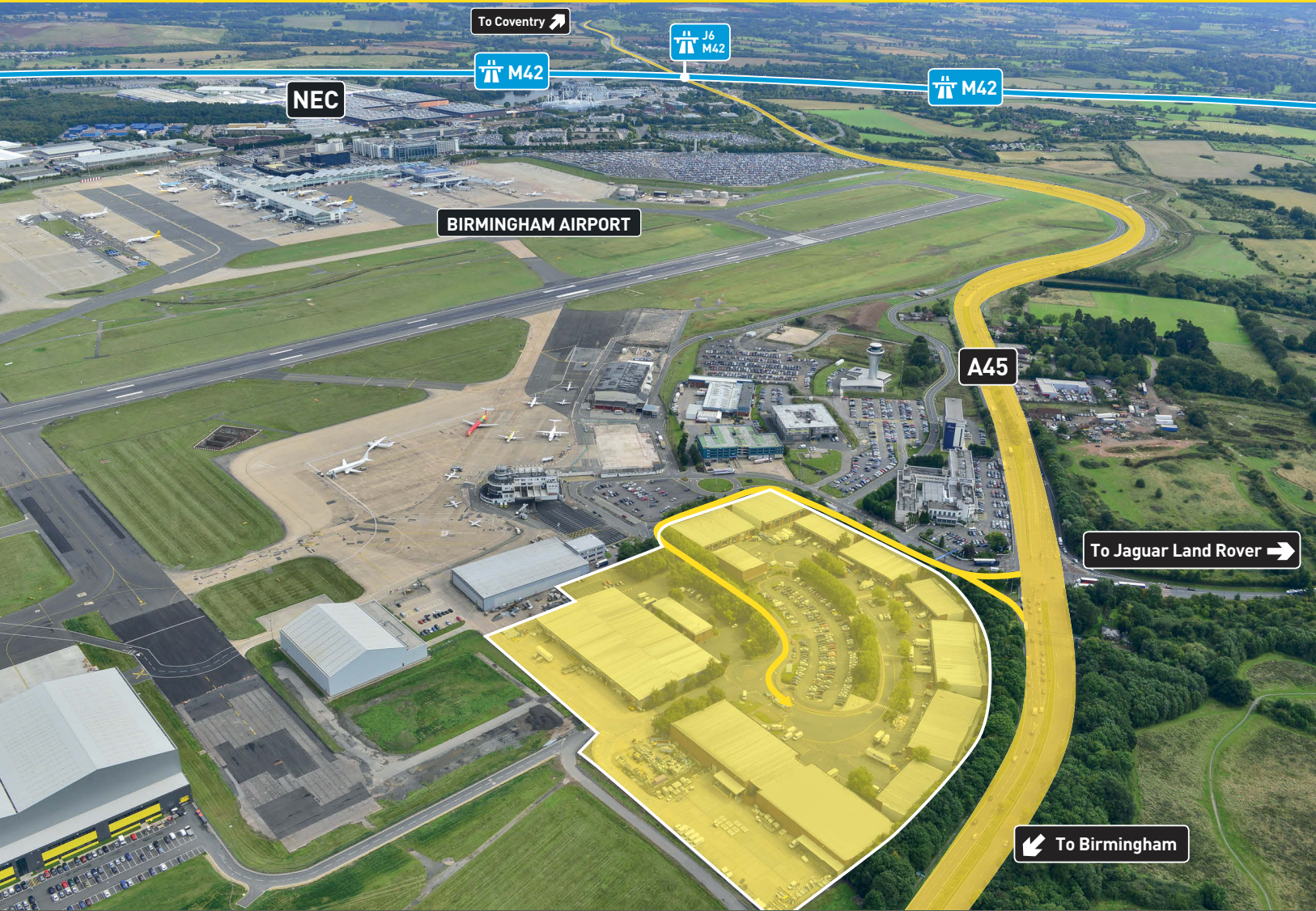


# TO LET High Quality Refurbished Warehouse/ Production Units

1,400 – 60,900 sq ft (130 – 5,658 sq m)

# GATEWAY PARK

A45 Coventry Road Birmingham B26 3QD



2 miles from the M42 J6 & 2.5 miles from National Exhibition Centre

1 mile from Jaguar Land Rover Solihull Plant

Adjoins Birmingham Airport and benefits from airfield access

Close to Birmingham City Centre (7.4 miles) and Coventry City Centre (12 miles) via A45

Existing occupiers include:





### Strategic Location

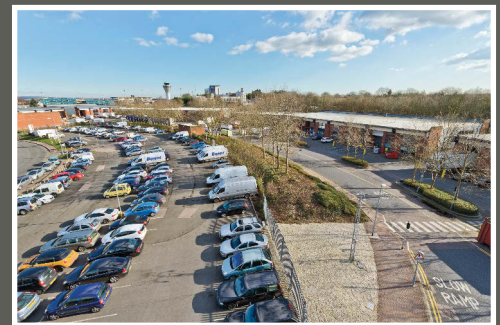
- Adjacent to Birmingham Airport with airfield access
- Accessed off A45 Coventry Road
- 2.5 miles from the National Exhibition Centre
- 1 mile from Jaguar Land Rover Solihull Plant
- Excellent access to M42 J6 and M6 J4a within 2 miles and 5 miles respectively
- 7.4 miles from Birmingham City Centre
- 12 miles from Coventry City Centre

### Established Estate

- 29 modern production/warehouse units arranged in a courtyard formation totaling 217,075 sq ft (20,166 sq m) ranging from 1,400 – 60,900 sq ft (130 – 5,658 sq m)
- 24 hour manned security gatehouse and barrier
- CCTV
- Large communal estate car park

### High Specification

- Units refurbished to a high standard
- Steel frame construction with block and brick infill
- Externally part brick and clad with profile metal sheet roofs
- Concrete and brick surfaced service yards
- Ground level loading doors
- Minimum working heights of 6 metres
- Integral offices to units






# GATEWAY PARK

## Security

The estate benefits from 24 hour security via a manned gatehouse, which is further supplemented by security patrols.

## Planning

The units are suitable for light industrial, general industrial and storage/distribution uses falling within classes B1, B2 and B8. Individual planning consents may need to be obtained.

## Terms

The units are offered on new Full Repairing and Insuring leases on terms to be agreed.

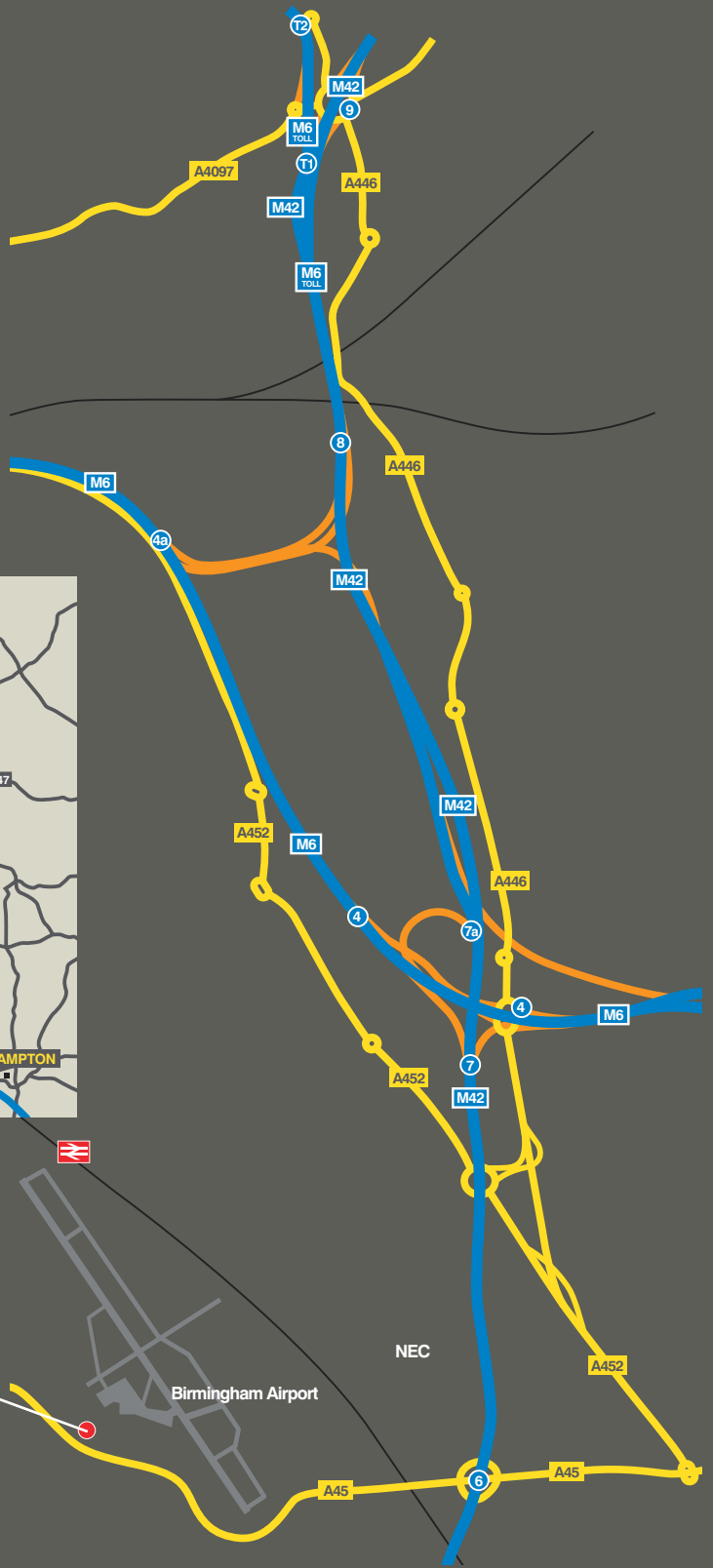
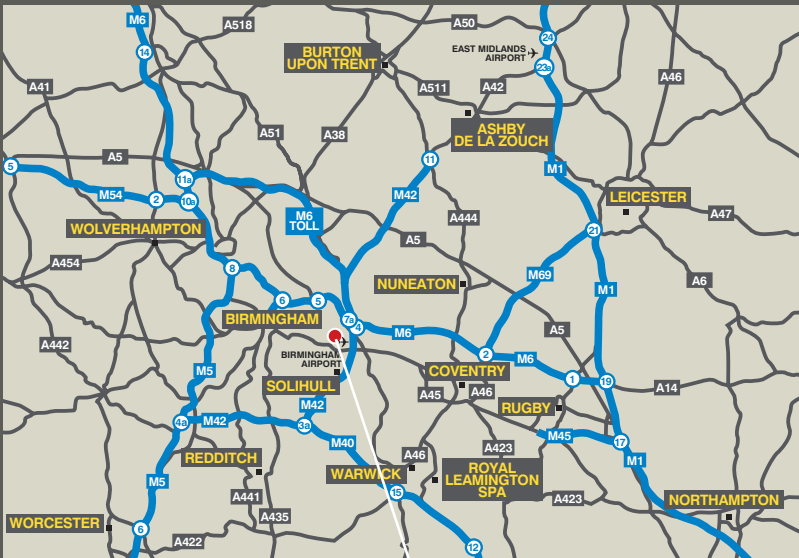
## Availability

For availability and rents, please see enclosures.

Airports	Miles	Approx Drive Time
Birmingham	1	3 mins
Manchester	90	1 hr 33 mins
London Heathrow	100	1 hr 36 mins

Location	Miles	Approx Drive time
Birmingham	7	20 mins
Coventry	13	22 mins
Bristol	93	1 hr 40 mins
Manchester	98	1 hr 53 mins
Sheffield	89	1 hr 39mins
Leeds	116	2 hr 6 mins
London	114	2 hr 10 mins

Sat Nav: **B26 3QD**



**GATEWAY PARK**

[www.gatewaypark.co.uk](http://www.gatewaypark.co.uk)

christian.smith@savills.com  
justin.mcveigh@savills.com

**Viewing:** For further information or to view contact:

john.sambrooks@cushwake.com  
eleanor.robinson@cushwake.com

Savills Birmingham

[savills.co.uk](http://savills.co.uk)

**0121 634 8400**

**CUSHMAN & WAKEFIELD**

**0121 697 7333**

[cushmanwakefield.co.uk](http://cushmanwakefield.co.uk)

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