/INDURENT



Industrial

UNIT 20 | GATEWAY PARK

Terminal Road, Birmingham, B26 3QD

UNIT 20 | 1,424 SQ FT

Industrial Unit with Office Space

Unit 20 provides modern industrial accommodation, suitable for light industrial, production or storage uses. The unit features steel portal frame construction, a level access loading door, integral office accommodation and an internal eaves height of approximately 6 m, set within a secure, well managed estate. Additionally the unit has a first floor office.
The unit is located at Gateway Park, adjacent to Birmingham Airport and less than one mile from Birmingham International Station. The estate benefits from excellent road connectivity via the A45, with easy access to M42 Junction 6 and M6 Junction 4a, placing it at the heart of the West Midlands motorway network.

Lease Type	New



Unit Summary

- 3 Phase Power
- Turning Circle
- On-Site Security
- 24 Hour Access
- Car Parking
- WC Facilities

	Per Annum	Per Sq Ft
Rent	£20,292.00	£14.25
Rates	Not specified	Not specified
Service Charge	£3,481.20	£2.44
Insurance	£284.80	£0.20
Total Cost	£24,008.64	£16.86

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief or read our rates blog.

For more info please visit: unit.info/U6P0900016

+44(0) 808 169 7554

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Location

Located off the A45 and just 2 miles from Junction 6 of the M42, Gateway Park sits adjacent to Birmingham Airport and offers direct access to the M6 and M40 corridors.

Road
M42: 2 miles

Airport
Birmingham Airport: 0.5 miles

Rail
Birmingham International Station: 1 miles

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	C (69)

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Key Contact



Rebecca Beddows
Senior Customer Engagement Manager

"Rebecca joined Indurent in 2019 and is our Customer Engagement Manager for our properties in the Midlands. Please drop Rebecca a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of indurent.com"

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