

Industrial

# UNIT 26 | GATEWAY PARK

Terminal Road, Birmingham, B26 3QD

## UNIT 26 | 1,542 SQ FT

### Industrial Unit with Office Space

Unit 26 offers compact industrial accommodation, ideal for small production, storage or workshop occupiers. The unit benefits from a practical internal layout, level access loading, integral office space and an eaves height of approximately 6 m, within a secure courtyard style estate. The unit is positioned at Gateway Park, providing excellent access to Birmingham International Station, Birmingham Airport, and the national motorway network via nearby M42 and M6 junctions.

Lease Type

New



### Unit Summary

- ☒ Secure Estate
- ☒ Office Accommodation
- ☒ Well Maintained Estate
- ☒ Close to Transport
- ☒ Car Parking
- ☒ WC Facilities



|                | Per Annum     | Per Sq Ft     |
|----------------|---------------|---------------|
| Rent           | £21,973.50    | £14.25        |
| Rates          | Not specified | Not specified |
| Service Charge | £2,983.89     | £1.94         |
| Insurance      | £308.40       | £0.20         |
| Total Cost     | £25,998.12    | £16.86        |

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://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.

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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            | E (124)                                                                                            |



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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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For more info please visit: [unit.info/U6P0900022](https://unit.info/U6P0900022)

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