

Industrial

# UNIT 7 | GATEWAY PARK

Terminal Road, Birmingham, B26 3QD

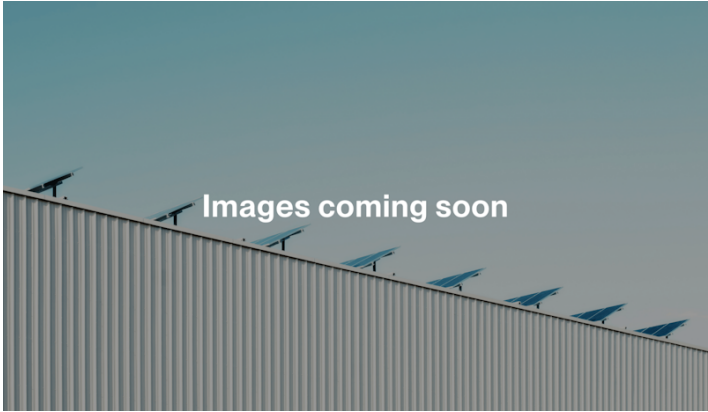
Images coming soon

## UNIT 7 | 4,572 SQ FT

Unit 7 provides 4,572 sq ft of high quality industrial accommodation

Unit 7 provides 4,572 sq ft of high quality industrial accommodation, offering a flexible layout suitable for a range of industrial and manufacturing uses. The unit benefits from level access loading, integral office accommodation, and an internal eaves height of approximately 6 m, within a secure estate with 24/7 security. The unit forms part of Gateway Park, benefiting from excellent connectivity adjacent to Birmingham Airport and within close proximity to the A45, M42 and M6, making it an ideal base for occupiers serving the West Midlands and national markets. Service/maintenance charge and insurance payable for this unit are to be confirmed.

Lease Type	New
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### Unit Summary

- Secure Estate
- Steel Portal Frame
- Eaves height of 6m
- Office Accommodation
- Close to Transport
- Local Amenities

### Occupational Costs

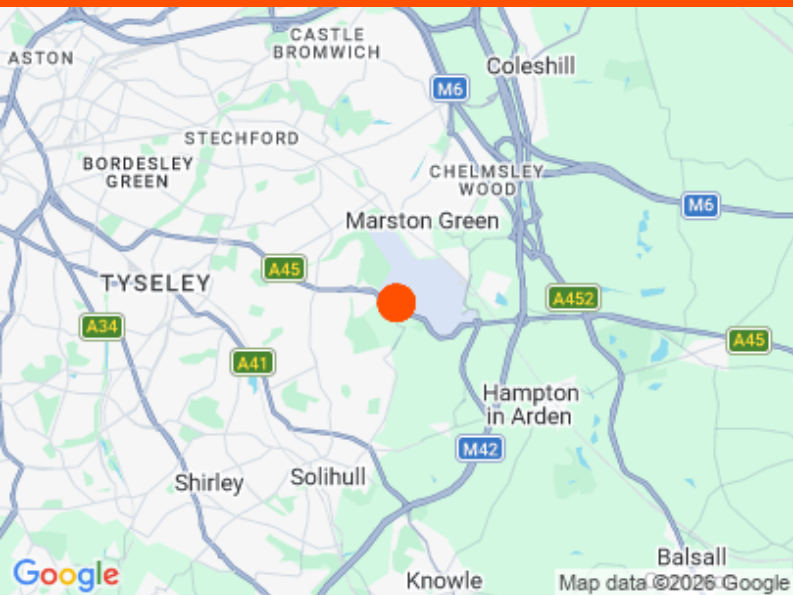
	Per Annum	Per Sq Ft
Rent	£61,950.60	£13.55
Rates	Not specified	Not specified
Maintenance Charge	Not specified	Not specified
Insurance	Not specified	Not specified
<b>Total Cost</b>	<b>£61,950.60</b>	<b>£13.55</b>

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.

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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	D (83)

## 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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