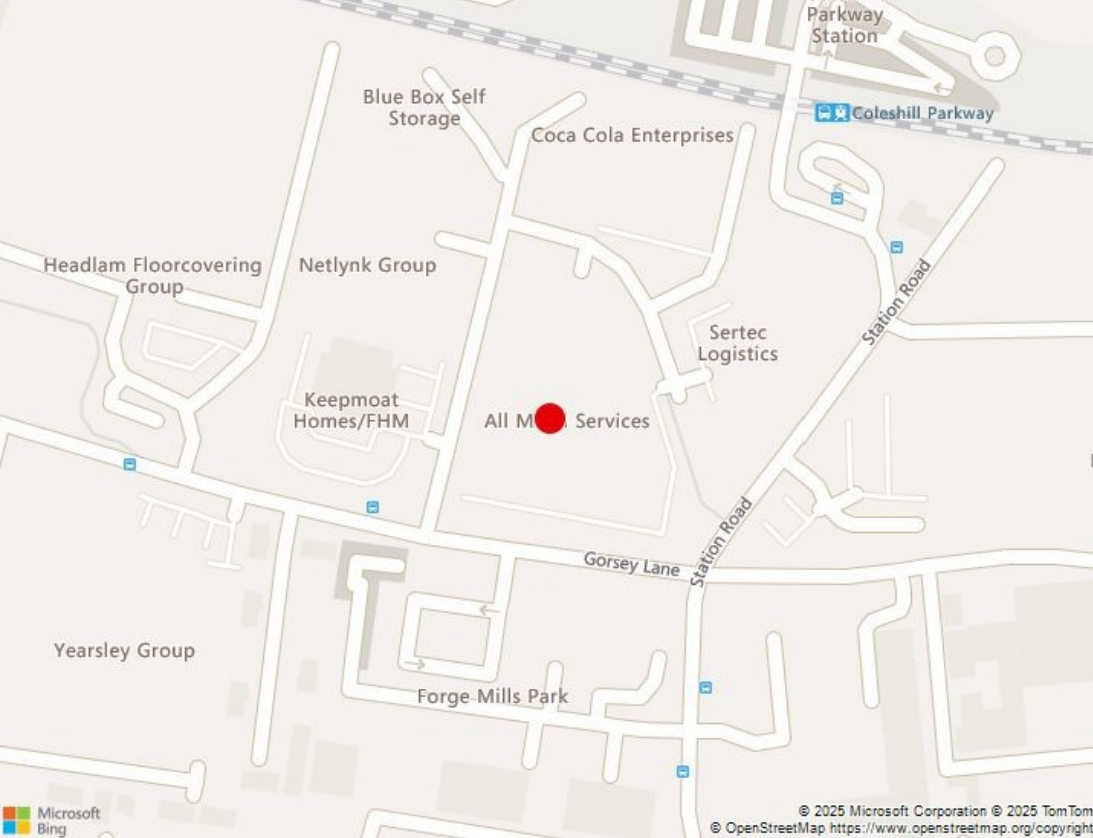


# WAREHOUSE/WORKSHOP PREMISES - TO LET

Unit 14c, Jubilee Estate, Gorsey Lane, Coleshill, Birmingham, B46 1JU

2,862 SqFt (265.88 SqM) | £25,500 per annum exclusive





## KEY FEATURES

- Popular Industrial Estate
- On site parking
- Within driving distance of M42, M6 & M6 Toll Road
- Secure gated entrance
- Level loading access
- New Lease

## LOCATION

The subject property is situated within Jubilee Estate off Gorsey Lane in Coleshill. Gorsey Lane has nearby access from the traffic light controlled junction with Station Road and is within short driving distance of A446 which leads directly to both Junction 9 of the M42 Motorway and Junction 4 of the M6 together with the M6 Toll Road. Coleshill Parkway Railway Station is within walking distance and The National Exhibition Centre, Birmingham International Airport and Birmingham International Railway Station are all within 10 minute drive.

## DESCRIPTION

The subject property comprises a warehouse/industrial building which is situated within Jubilee Estate in Coleshill. The premises extend to provide predominantly warehouse accommodation with WC/changing room facilities. The main warehouse includes a roller shutter door to the front elevation with access from a shared courtyard. The location is within easy reach of the M42 Motorway at Junction 9 and M6 Toll Road.

Area	SqFt	SqM
WAREHOUSE/WORKSHOP	2,603.92	241.9
OFFICES/ANCILLARY	258.24	23.99
<b>Total Floor Area</b>	<b>2,862</b>	<b>265.88</b>



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## TERMS

The property is available on the basis of a new Full Repairing and Insuring Lease, the terms for which are to be agreed by negotiation.

## ASKING RENT

£25,500 per annum exclusive

## SERVICE CHARGE

A Service Charge will be payable for the shared maintenance of the estate. Further details are available on request.

## EPC

Energy Performance Asset Rating Band C - 73.

## BUSINESS RATES

Interested parties are advised to make their own enquiries with the Local Authority (North Warwickshire) for verification purposes.

## MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations two forms of ID and confirmation of the source of funding will be required from the successful applicant. For a company, any person owning more than 25% must provide the same.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

## VAT

All figures are quoted exclusive of VAT.

## VIEWING

Strictly by prior appointment, please contact:



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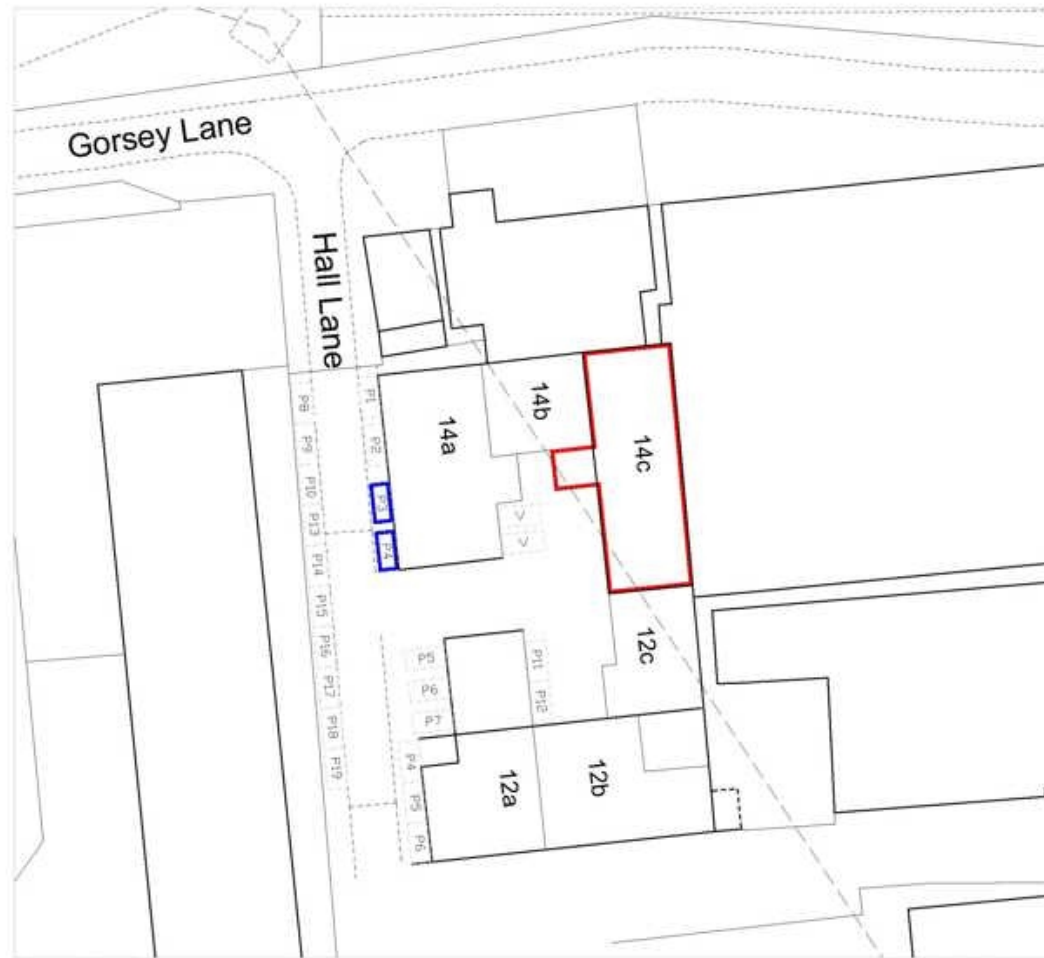


0121 321 3441  
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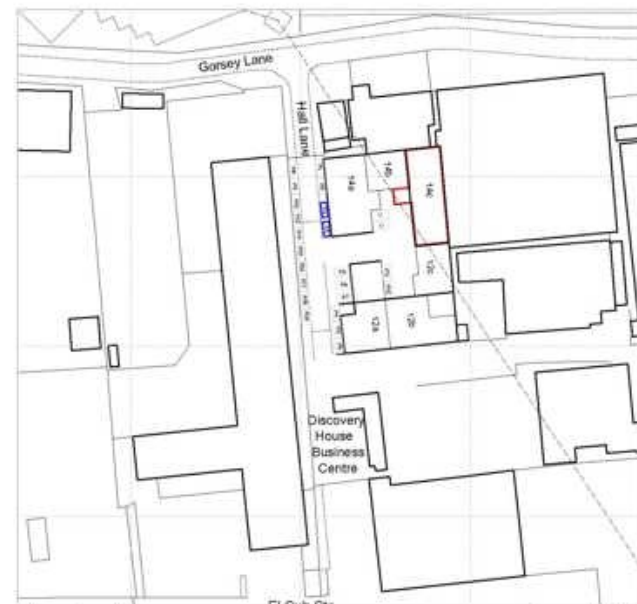
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Ground Floor Plan

Scale 1:200

Ordinance Survey map data copyright Crown No. 10002143



Location Plan

1:1250

Unit 14b, Jubilee Estate, Gorsey Lane, Coleshill, Birmingham B46 1JU	
Lease Plan	
Feb 2025	Scale 1:500/1:1250 @ A4

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