

Unit 1 Trilennium Point

Gorse Lane
Coleshill | B46 1JU

37,001 sq ft

(3,438 sq m)

To Let

Industrial / warehouse unit
with self-contained yard



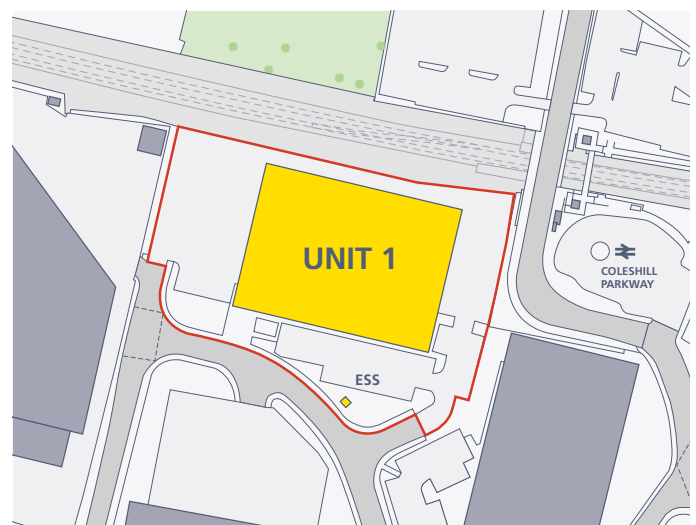
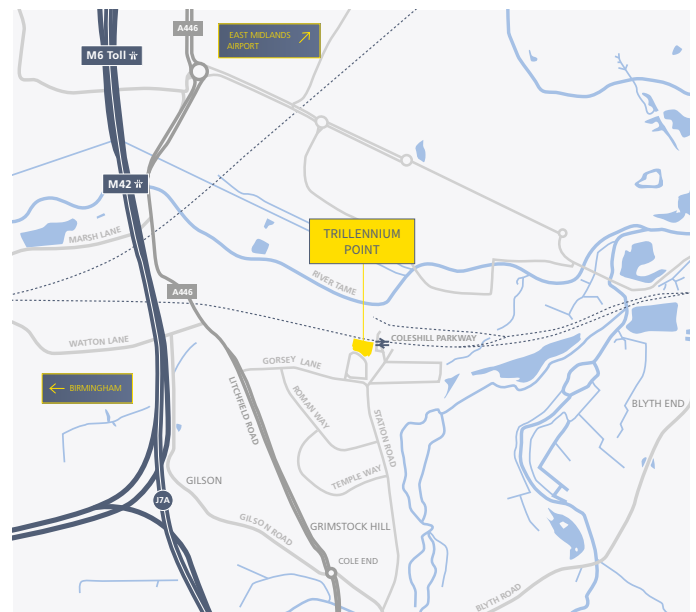
SPECIFICATION

- 8.43m clear eaves height
- 4 level access electrically operated loading doors (4m x 4.8m)
- Secure gated yard area extending to 35m (yard extends to 3 elevations)
- Fully fitted 2 storey office accommodation with passenger lift
- Warehouse includes heating and lighting
- 68 car parking spaces
- EPC rating: C – 58

LOCATION

The property is located at Trillennium Point, Coleshill which is accessed from Gorsey Lane.

Gorsey Lane is an established prime industrial / logistics location with excellent access to the national road network with both the M6 and M42 motorways being in close proximity.



DISTANCES

M6 (JUNCTION 4)	3.0 miles
M42 (JUNCTION 7A)	3.0 miles
BIRMINGHAM AIRPORT	5.0 miles
BIRMINGHAM CITY CENTRE	12.0 miles
EAST MIDLANDS AIRPORT	30.0 miles

Source: Google maps

ACCOMMODATION

WAREHOUSE	30,652 sq ft
GROUND AND FIRST FLOOR OFFICES	6,349 sq ft
TOTAL	37,001 sq ft (3,438 sq m)

(All areas are approximate and measured on a Gross Internal basis)

BUSINESS RATES

Rateable Value (2017) £214,000.

RENT

On application.

TERMS

A new full repairing and insuring lease for a term of years is available.

VAT

All figures are quoted exclusive of any VAT that may be payable.

For more information, please contact the joint agents:



Richard James-Moore
0121 214 9817
richard.james-moore@eu.jll.com



Thomas Morley
0121 213 6010
thomas.morley@harrislamb.com

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