

**MASON  
YOUNG**

PROPERTY CONSULTANTS

**TO LET**

**MODERN INDUSTRIAL WAREHOUSE  
PREMISES WITH OFFICES**



**UNIT 23 GATEWAY BUSINESS PARK, SOLIHULL,  
BIRMINGHAM, B26 3QD**

**15,385 SQ FT (1,430 SQ M)**

- CLOSE TO BIRMINGHAM AIRPORT
- ON SITE PARKING AVAILABLE
- ESTABLISHED LOCATION
- SECURE SITE

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## LOCATION

The property is located in a well-established industrial area in Gateway Business Park which is located off the main A45 Coventry Road approximately 8 miles east of Birmingham City Centre. The estate benefits from substantial road communications with access to Junction 6 of the M42 and Junction 4a of the M6 within 2 miles and 5 miles respectively. The M6/M42 provides access to the national motorway network thereafter, the estate is adjacent to Birmingham Airport with direct rail links to London and Birmingham New Street via Birmingham International station, situated less than 1 mile away.

## DESCRIPTION

Gateway Business Park comprises 29 production/warehouse units arranged in a courtyard formation within a fenced site, with barrier-controlled access and 24/7 manned security. The subject premises comprise of a single storey industrial building of steel portal frame construction, surmounted by a metal profile sheet roof and pitched roof, with a mixture of blockwork and brick walls. The industrial unit benefits from concrete flooring with an eaves height ranging between 5.65m to 7.39m. Vehicle access is via a ground level electric metal roller shutter. The property has ground floor offices comprising of a solid floor with carpet covering, plastered and painted walls and ceilings with LED lights. The property has three phase electricity, four separate WC facilities and a kitchenette. Externally there is car parking for several vehicles.

## ACCOMMODATION

AREA	SQ FT	SQ M
Industrial/Warehouse	14,204	1,320
Offices	1,181	110
<b>Total</b>	<b>15,385</b>	<b>1,430</b>

## PLANNING

Interested parties should contact Solihull Metropolitan Borough Council Planning Department on 0121 704 8008.

## SERVICE CHARGE

We understand that the service charge of £27,984 plus VAT per annum is levied against the property.

## SERVICES

We are advised all main services are connected to include mains gas, water and three phase electricity.

Mason Young Property Consultants has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

## ENERGY PERFORMANCE CERTIFICATES

Details available upon request.

## LEASE DETAILS

The unit is currently let on a 5-year lease, at a passing rent of £116,300 per annum exclusive, with a break option and rent review on 18<sup>th</sup> July 2025, the current lease expires on the 17 July 2027.

## BUSINESS RATES

The property is currently listed within the 2023 rating listing as have a rateable value of £113,000. Rates payable will be in the region of £56,387 per annum.

Interested parties are advised to make their own enquiries to Solihull Metropolitan Borough Council on 0121 704 8078.

## MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/ leasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing/ leasing entity.

## VAT

We understand that the property is elected for VAT.

## LEGAL COSTS

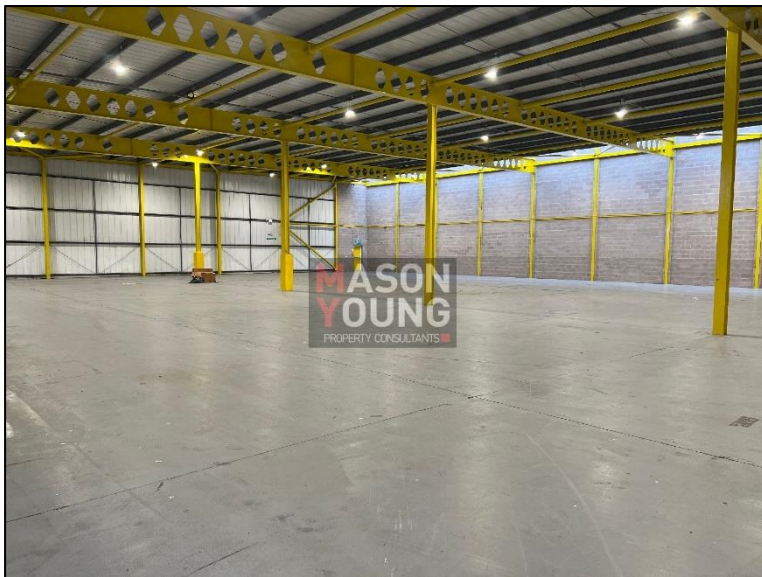
Each party to be responsible for their own legal costs incurred during this transaction.

## VIEWING

Strictly by prior appointment with sole agents, Mason Young Property Consultants.

## CONTACT DETAILS

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