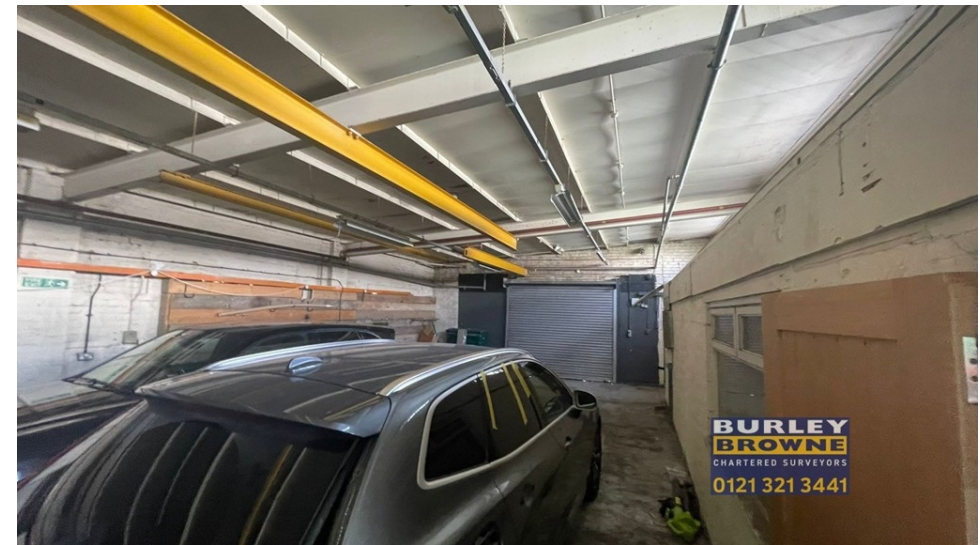
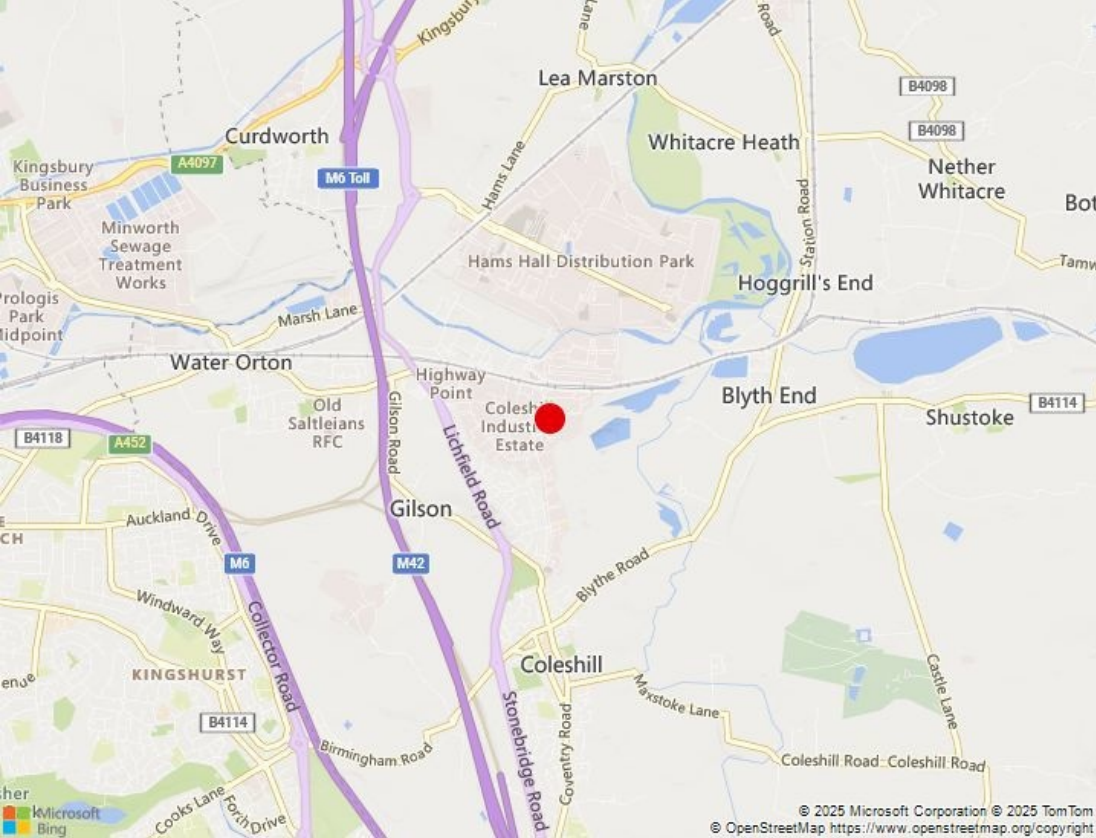


WAREHOUSE/WORKSHOP PREMISES - TO LET

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

2,961 SqFt (275.08 SqM) | £26,000 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 Gorse Lane in Coleshill. Gorse 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 property offers a large warehouse/workshop premises incorporating a reception area, offices, a kitchenette and WCs situated at the rear. The premises benefit from car parking to the front elevation and has the use of a roller shutter door to the side to the side elevation with access from a shared courtyard.



Area	SqFt	SqM
WAREHOUSE /WORKSHOP	2,738.42	254.4
OFFICES/ANCILLARY	222.58	20.68
Total Floor Area	2,961	275.08

Unit 14a, Jubilee Estate, Gorse Lane, Coleshill, Birmingham B46 1JU



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

£26,000 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 B - 40.

BUSINESS RATES

To be reassessed

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:



Ben Nicholson MRICS

DDI: 0121 362 1532

Mob: 07889 407650

E: ben.nicholson@burleybrowne.co.uk

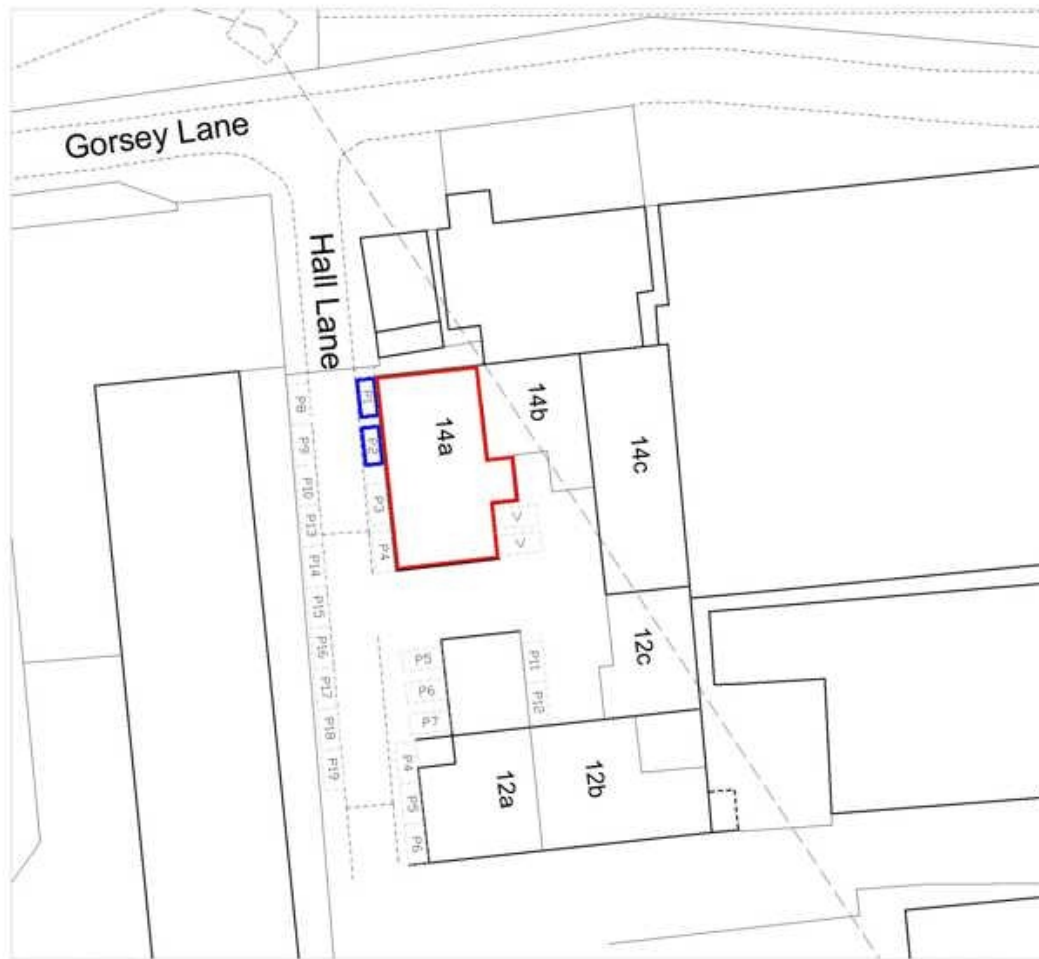


0121 321 3441
www.burleybrowne.co.uk



Burley Browne gives notice that, (i) these particulars are intended as a general outline only for the guidance of prospective purchasers or lessees and do not constitute any part of any offer or contract, (ii) the accuracy of any description and or dimensions necessary for use and occupation cannot be guaranteed and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise; (iii) no employee of the agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) the agents will not be liable in negligence or otherwise for any loss arising from use of these particulars.

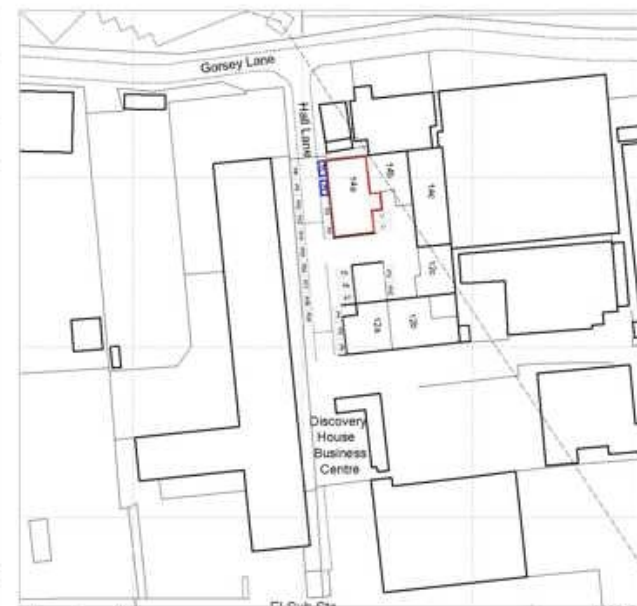
Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.



Ground Floor Plan

Scale 1:200

Ordinance Survey map data copyright Crown No. 10002143



Location Plan

1:1250

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

0121 321 3441
www.burleybrowne.co.uk



Burley Browne gives notice that, (i) these particulars are intended as a general outline only for the guidance of prospective purchasers or lessees and do not constitute any part of any offer or contract, (ii) the accuracy of any description and or dimensions necessary for use and occupation cannot be guaranteed and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise; (iii) no employee of the agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) the agents will not be liable in negligence or otherwise for any loss arising from use of these particulars.

Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.