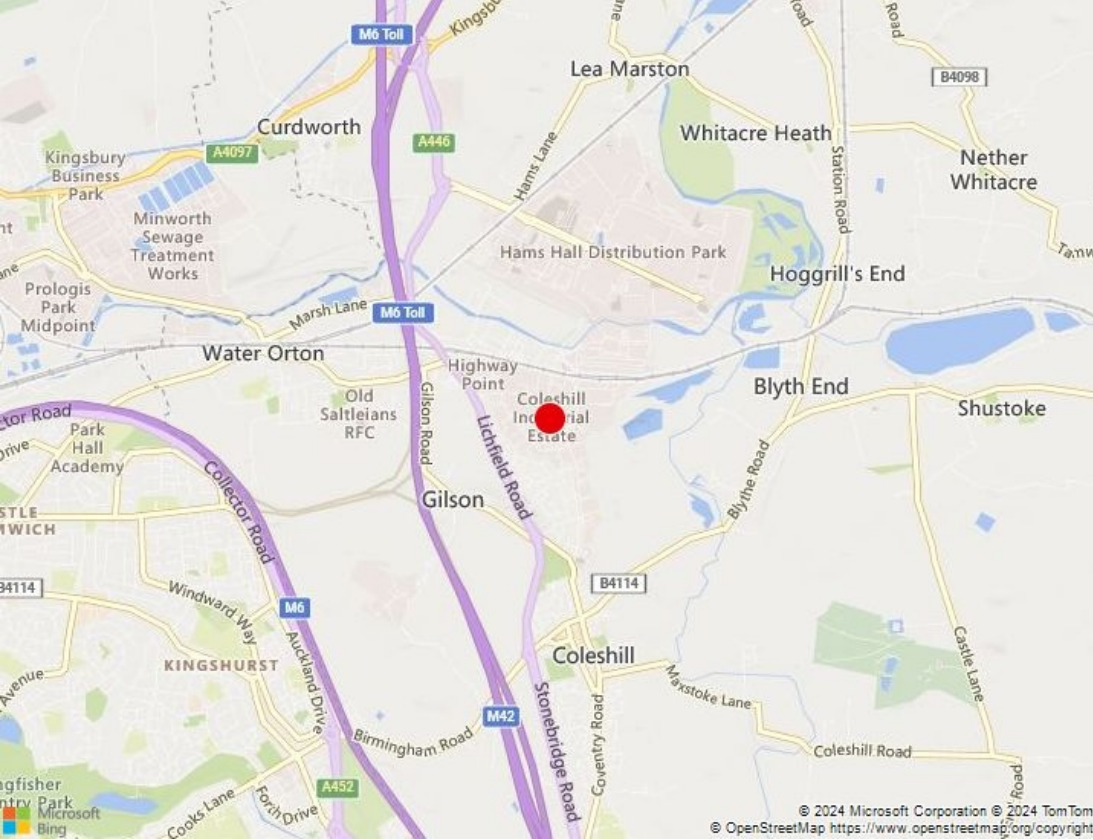


WAREHOUSE PREMISES - AVAILABLE TO LET BY WAY OF A SUB-LETTING/ASSIGNMENT

Unit 10 Forge Mills Park, Station Road, Coleshill, Birmingham, B46 1JH

8,538 SqFt (793.18 SqM) | On Application





KEY FEATURES

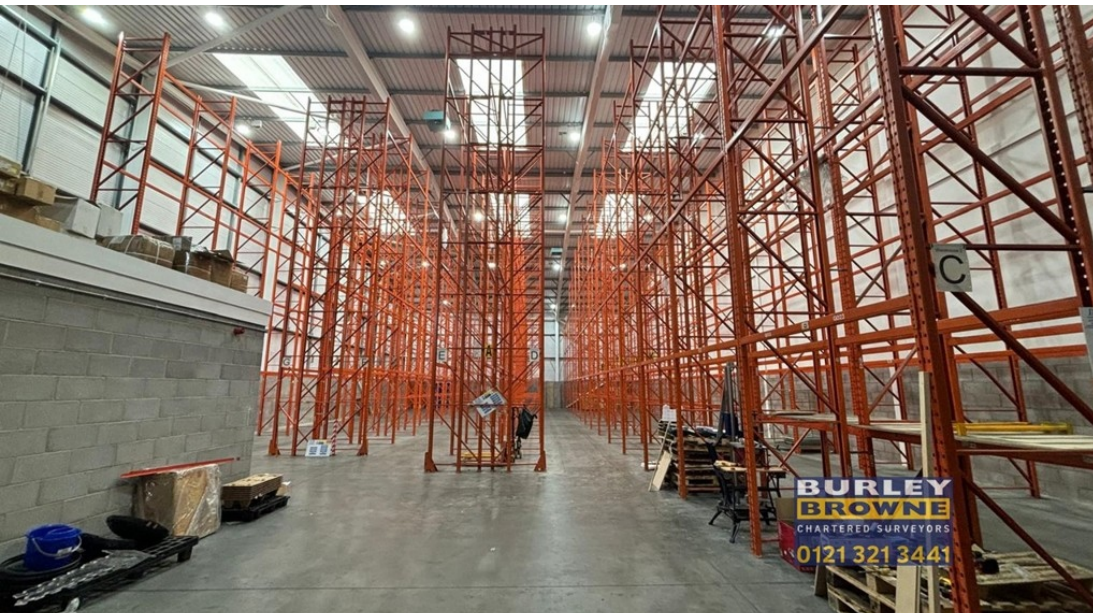
- Modern warehouse premises
- Excellent working eaves height 7.62m
- Level loading access door to front elevation
- Ample Parking
- Situated within a well established commercial estate
- Within easy driving distance of the M42 motorway

LOCATION

Forge Mills Park is located off Station Road on the Coleshill Industrial Estate. The property is within easy driving access to the motorway network via the nearby A446 which leads directly to both Junction 9 of the M42 and Junction 4 of the M6 together with 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 minutes drive.

DESCRIPTION

The subject property comprises a well presented warehouse unit incorporating offices, kitchen and WCs. The building is of modern portal frame construction surmounted by a pitched roof incorporating roof lights. The unit has the benefit of a single roller shutter access door to the front elevation (4.76m x 5.86m) and offers excellent parking provisions to the front. The premises are situated within the popular Forge Mills Park off Station Road in Coleshill.



Area	SqFt	SqM
GF WAREHOUSE	7,811	725.64
GF OFFICES	673	62.52
GF STORES	54	5.02
Total Floor Area	8,538	793.18

Unit 10 Forge Mills Park, Station Road, Coleshill, Birmingham B46 1JH



TERMS

The property is available on the basis of a sub-letting and/or assignment. The property is subject to an occupational lease dated for a term of 15 years expiring in 24th October 2032, at a passing rent of £70,000 per annum exclusive. The lease incorporates a tenant only break clause on 25th October 2027.

A new lease may be considered subject to negotiation.

ASKING RENT

On Application

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 A - 24.

Date of certificate 5 October 2017.

BUSINESS RATES

Rateable Value £69,000 obtained from the Valuation Office Rating List. Rates Payable 2024/2025 £37,674.00 prior to any transitional arrangements.

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, which we understand will be payable in this instance.

VIEWING

Strictly by prior appointment, please contact:



Ben Nicholson MRICS

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Mob: 07889 407650

E: ben.nicholson@burleybrowne.co.uk

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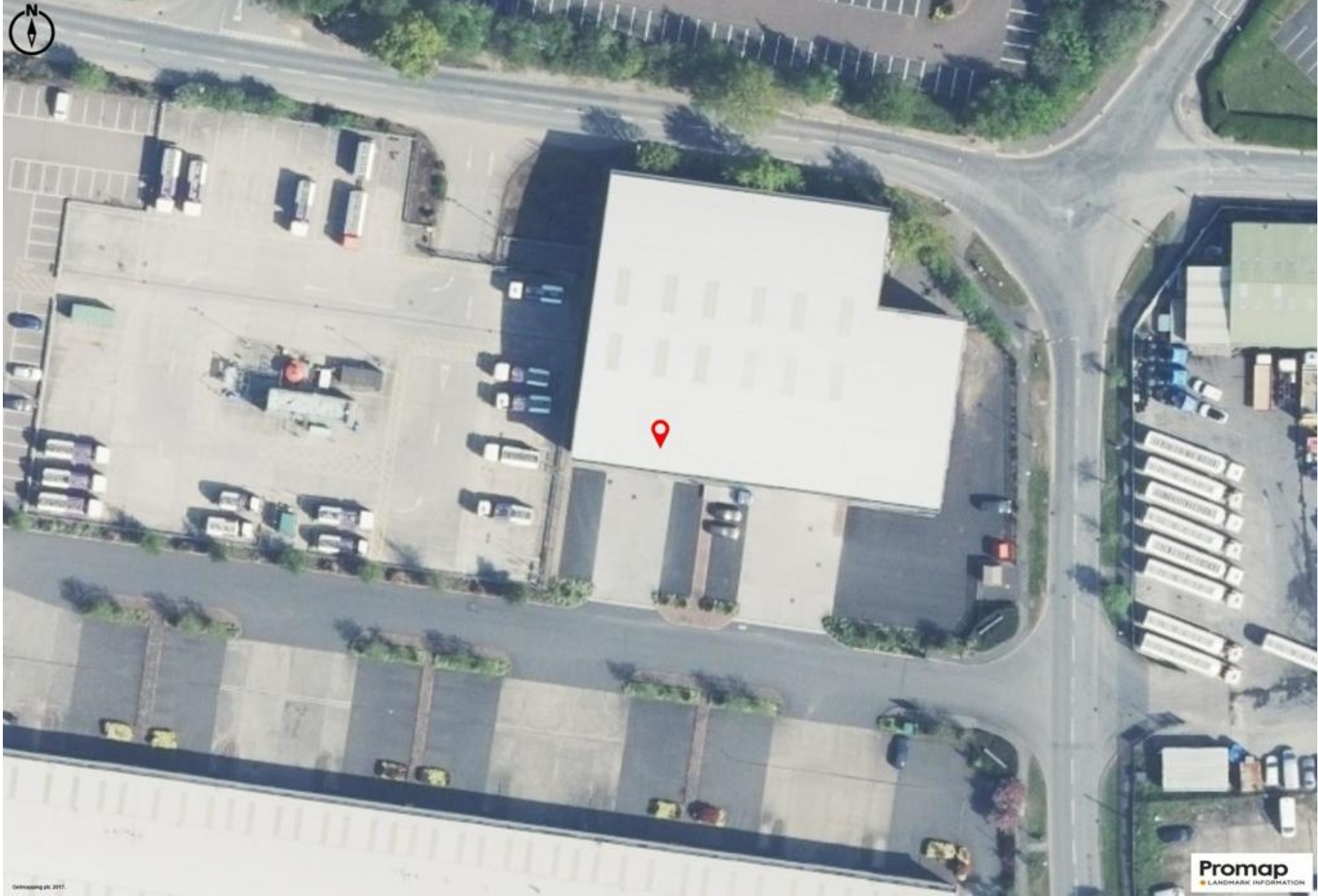
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Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.



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