



**Highlights**



Gross Internal Area

**4,751 sq ft**



Annual Rent

**On application**



Loading Provision

**3 Ground Level  
Loading doors**



Minimum Eaves Height

**5.2m**

**Location**

The property is located at The Cofton Centre, forming an integral part of the Longbridge regeneration project in the West Midlands. Situated only 1.5 miles from St. Modwen's £70 million Longbridge town centre and Technology Park, The Cofton Centre offers occupiers an ideal opportunity to become part of an established commercial centre. The Cofton Centre is located just 9 miles to the southwest of Birmingham, 10 miles to the west of Solihull and 6 miles to the northwest of Redditch. Junction 2 of the M42 is 3 miles to the southeast and J4 of the M5 is 3.7 miles to the west.

**Description**

The property extending to 4,751 sq ft is of single storey brick construction benefitting from 5.2m eaves, radiant heaters, fluorescent strip lighting, 3 ground level loading doors, fitted office, welfare and reception areas and an external loading area.

**Tenure**

Leasehold

**Business Rates**

We understand that the property is assessed as follows:

<b>Rateable value:</b>	£29,750
<b>UBR (2023/24):</b>	49.9
<b>Est. Rates Payable:</b>	£14,845

Interested parties should make their own enquiries with the Local Authority to verify this information.

## Legal Costs

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

## Planning

We understand the property benefits from B2 and B8 use. Prospective occupiers should make their own investigations

## Service charge

A fair and reasonable service charge for the upkeep of the estate will be payable.

## EPC

The Energy Performance Asset Rating is E. A certificate can be made available from the agents.

## VAT

All figures quoted are exclusive of VAT. If applicable, VAT will be charged at the standard rate.

## Services

We understand that all mains services are connected, but prospective occupiers should make their own investigations.

## Viewings

Strictly by appointment only with the joint agents:



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SUBJECT TO CONTRACT

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- Satisfactory proof of the source of funds for the Buyers / funders / lessee.

