



**6,469 sq ft (600.99 sq m)**

**Property Highlights**

- To undergo extensive refurbishment
- Adjacent to Birmingham Airport
- 1 mile from the NEC and J6 M42

For more information, please contact:

**Will Arnold**  
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### Location

- Gateway Park is located off the A45 Coventry Road, approximately 8 miles east of Birmingham City Centre
- The Estate benefits from excellent 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.
- There is a direct rail link to London and Birmingham New Street via Birmingham International station, less than one mile away.

### Description

- Gateway Park comprises 29 production/warehouse units arranged in a courtyard formation.
- Unit 19 is of steel portal frame construction with part blockwork and part brick walls and a concrete floor.
- 1 level access door
- 6m eaves height.
- The internal offices are of block/stud partition construction with carpet, heating and lighting.
- Car parking and loading is provided to the front with additional car parking on the central estate car park.

### EPC

- EPC Rating on application following landlord refurbishment

### Business Rates

- TBC

### Services

- It is understood that the premises benefit from all mains services except mains gas, with bulk stored gas provided.

### Legal Costs

- Each party to bear their own legal costs incurred in any transaction.

### Money Laundering

- The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property.

### Viewing

- Strictly by appointment with the sole agents:
- Will Arnold  
+44 (0)121 697 7347  
[will.arnold@cushwake.com](mailto:will.arnold@cushwake.com)
- Daniel Rudd, Savills

### Areas

Name	sq ft	sq m	Availability
Ground - Warehouse	5,498	510.78	Available
Ground - Office and ancillary	971	90.21	Available
<b>Total</b>	<b>6,469</b>	<b>600.99</b>	



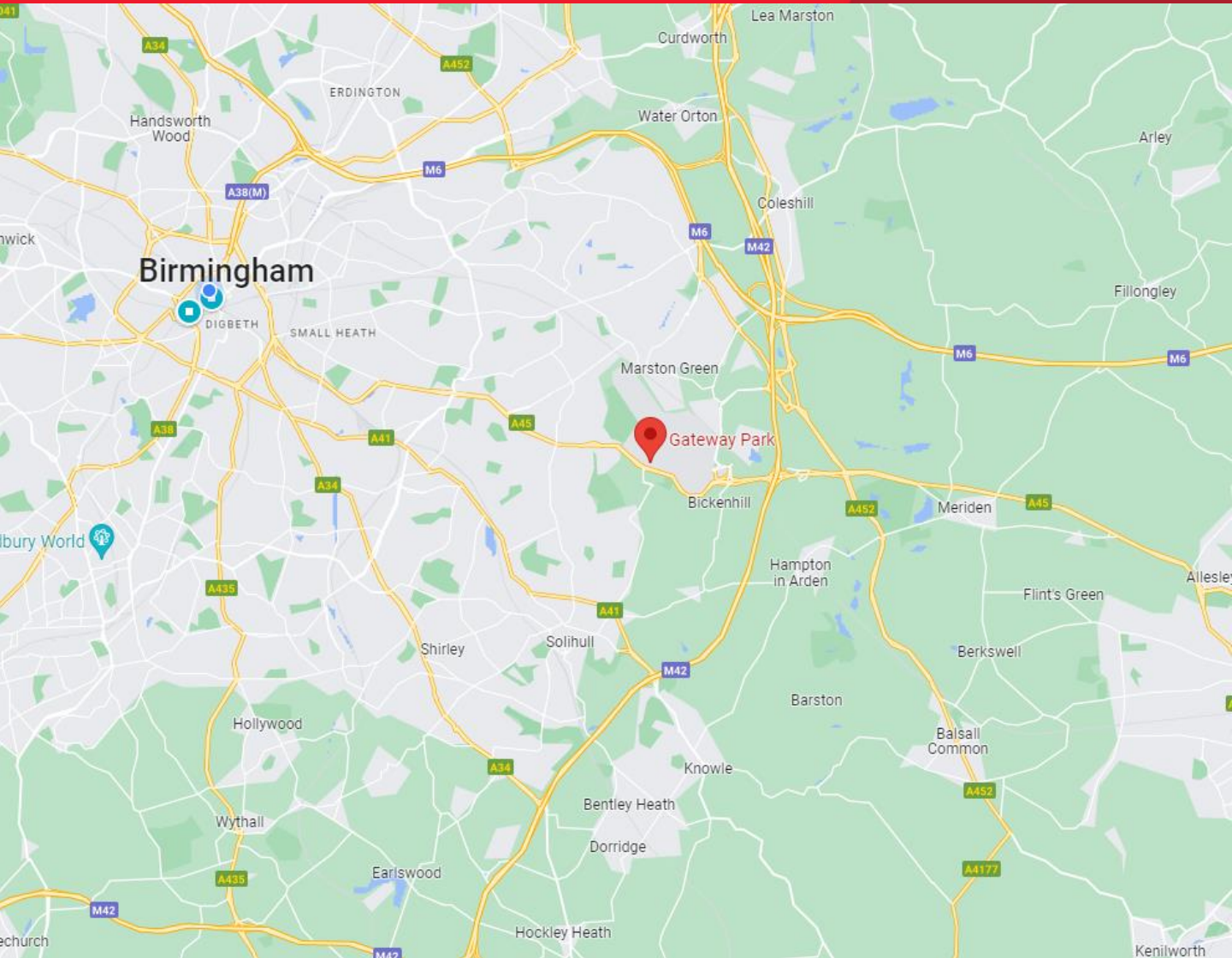


**CUSHMAN &  
WAKEFIELD**

**TO LET**

**Unit 19 Gateway Park, Solihull**

**B29 3QD**



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