



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:

Rateable value:	£29,750
UBR (2023/24):	49.9
Est. Rates Payable:	£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:



Max Andrews
+44 (0)7770 801 885
max.andrews@avisonyoung.com

Daniel Rudd
+44(0)7929 657 494
daniel.rudd@savills.com

Ford Critchlow
+44 (0)7392 317 340
Ford.critchlow@avisonyoung.com

Christian Smith
+44(0)7808 784 789
christian.smith@savills.com



SUBJECT TO CONTRACT

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Visit us online avisonyoung.co.uk

3 Brindleyplace, Birmingham B1 2JB

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