



M42



NEC



J6 M42



Birmingham Airport



A45



To Jaguar Land Rover →

← To Birmingham



2 miles from the M42 J6, 2.5 miles from National Exhibition Centre and 1 Mile from Jaguar Land Rover Solihull Plant



Benefits from airfield access to Birmingham Airport



Close to Birmingham City Centre (7.4 miles) and Coventry City Centre (12 miles) via A45

GATEWAY PARK
ADJOINING BIRMINGHAM AIRPORT

TO LET High Quality Refurbished Warehouse/Production Units
1,400 - 60,900 sq ft (130 - 5,658 sq m)

www.gatewaypark.co.uk

STRATEGIC LOCATION

- Adjacent to Birmingham Airport with airfield access
- Accessed off the A45 Coventry Road
- 2.5 miles from the National Exhibition Centre
- 1 mile from Jaguar Land Rover Solihull Plant
- Excellent access to M45 J6 and M6 J4a within 2 miles and 5 miles respectively
- 7.4 miles from Birmingham City Centre
- 12 miles from Coventry City Centre

ESTABLISHED ESTATE

- 29 modern production/warehouse units arranged in a courtyard formation totalling 217,075 sq ft (20,166 sq m) ranging from 1,400 - 60,900 sq ft (130 - 5,656 sq m)
- 24 hour manned security gatehouse and barrier
- CCTV
- Large communal estate car park

HIGH SPECIFICATION

- Units refurbished to a high standard
- Steel frame construction with block and brick infill
- Externally part brick and clad with profile metal sheet roofs
- Concrete and brick surfaced service yards
- Ground Level loading doors
- Minimum working heights of 6 metres
- Integral offices to units

EXISTING OCCUPIERS INCLUDE:





SECURITY

The estate benefits from 24 hour security via a managed gatehouse, which is further supplemented by security patrols.

PLANNING

The units are suitable for light industrial, general industrial and storage/distribution uses falling within class B1, B2 and B8. Individual planning consent may need to be obtained

TERMS

The units are offered on new Full Repairing and Insuring leases on terms to be agreed.



AVAILABILITY

For availability and rents, please contact the Agents.

VIEWING:

For further information or to view contact:

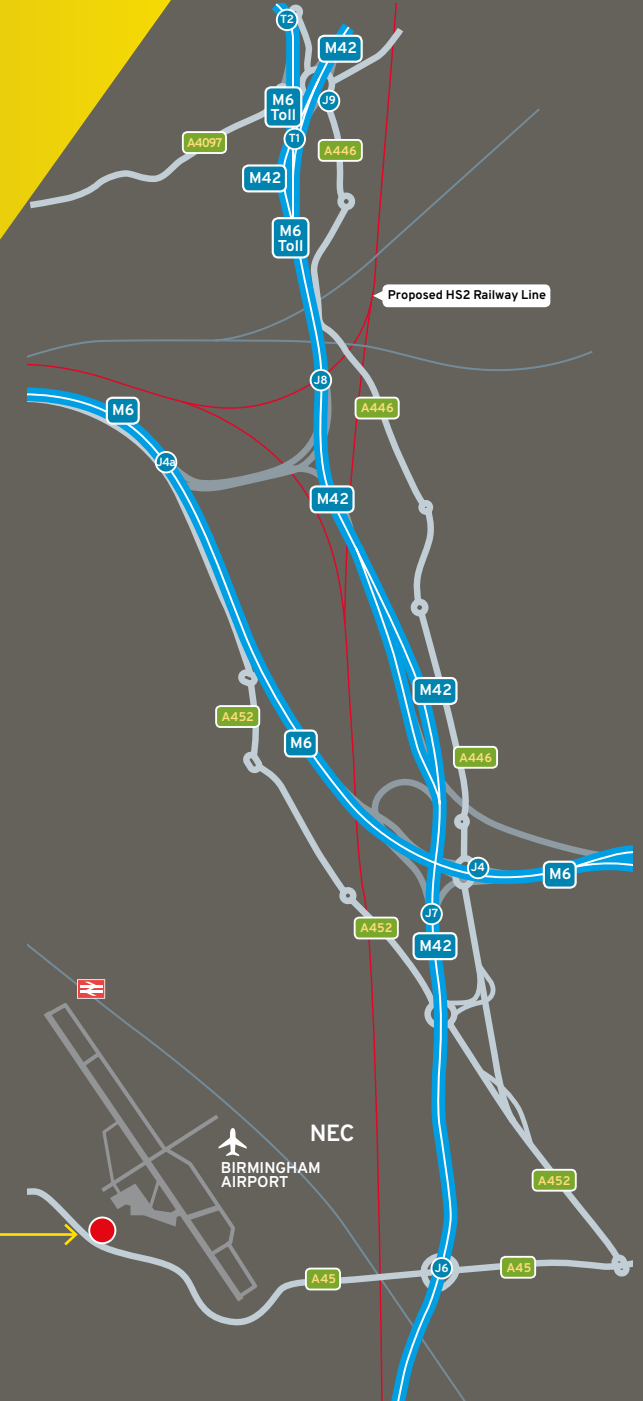
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SAT NAV: B26 3QD

LOCATION

Airports	Miles	Approx Drive Time
Birmingham	1	3 mins
Manchester	90	1 hr 33 mins
London Heathrow	100	1 hr 36 mins

Location	Miles	Approx Drive time
Birmingham	7	20 mins
Coventry	13	22 mins
Bristol	93	1 hr 40 mins
Manchester	98	1hr 53 mins
Sheffield	89	1 hr 39 mins
Leeds	116	2 hr 6 mins
London	114	2 hr 10 mins

