

TO LET - INDUSTRIAL

UNIT 1B THE COFTON CENTRE

Groveley Lane, Longbridge, Birmingham, B31 4PT



Key Highlights

- 4,751 sq ft
- Minimum eaves height of 5.2m eaves
- Unloading / parking area to frontage
- 3 ground level loading doors
- Office and welfare accommodation
- Situated 3 miles from Junction 2 of the M42

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Description

The property extending to 4,751 sq ft is of single storey brick construction benefiting 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.

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.

Terms

The property is available on a new Fully Repairing and Insuring Lease on terms to be agreed.

Business Rates

Rateable Value 2023: £29,750.

VAT

VAT may be payable on any transaction at the prevailing rate.

EPC

The property has an EPC rating of E:117

Service Charge

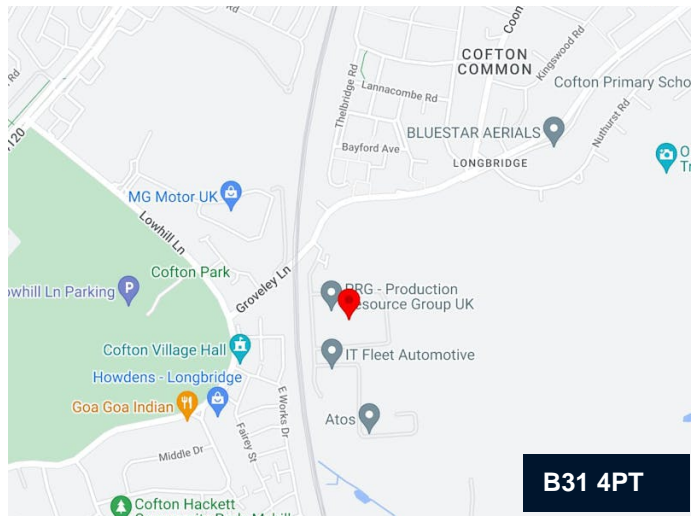
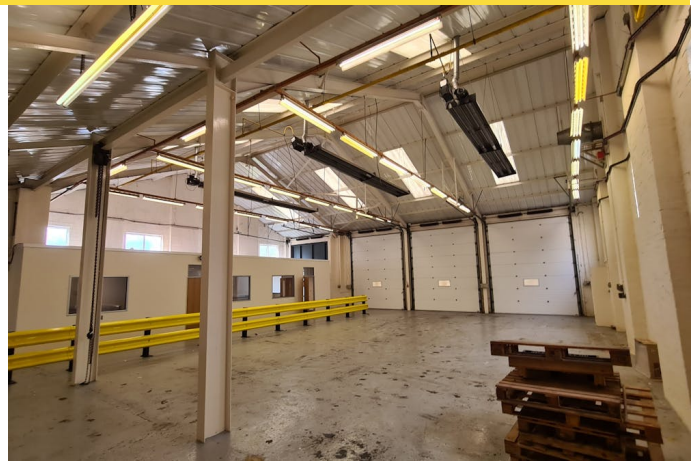
A fair and reasonable service charge for the upkeep of the estate will be payable.

Services

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

Viewings

Please contact the agents to arrange a viewing.



Contact

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