

UNIT 6
romanpark
COLESHILL B46 1HG



RARE OPPORTUNITY

Modern Detached Warehouse Unit
in a Prime Location

To Let

22,670 sq ft (2,106 sq m)



2 Level access doors



Two storey offices



7m Clear internal height



Large secure, gated yard

LOCATION

Roman Park is part of the Coleshill Industrial Estate and is located on Roman Way, running parallel to the A446 dual carriageway which gives direct access to Junction 9 of the M42 (2 miles), Junction 1 of the M6 Toll (2 miles) and Junction 4 of the M6 (3 miles).

Birmingham City Centre is approximately 12 miles to the west of Coleshill, Coventry City Centre is approximately 15 miles to the south east. The National Exhibition Centre, Birmingham International Railway Station and Birmingham Airport are a short drive away and good public transport facilities are close by. Coleshill Parkway railway station is located within ½ mile.

RENT/TERMS

Upon application. A new full repairing and insuring lease available from October 2024 or earlier by negotiation for a term of years to be agreed.

BUSINESS RATES

Rateable Value: £166,000
Rates Payable 24/25: £90,636

EPC

The property has an EPC rating of C63.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the estate. Further details available on request.

DESCRIPTION

The premises comprise:

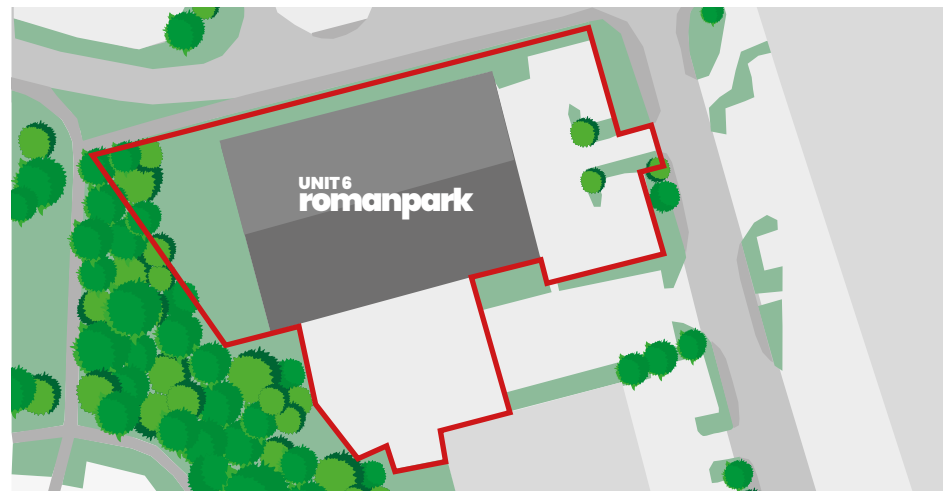
- Modern detached building
- Clear span portal frame
- 7m Clear internal height
- 2 level access doors
- Two storey offices
- Large secure gated service yard
- 29 designated car parking spaces plus communal parking

ACCOMMODATION

	sq ft	sq m
WAREHOUSE	19,384	1,800.87
OFFICES (GF)	1,643	152.61
OFFICES (FF)	1,643	152.61
TOTAL	22,670	2,106.09

VAT

VAT is chargeable at the current rate.



PLANNING

It is understood the property is suitable for uses falling within classes E(g) (formerly B1), B2, and B8. Interested parties are advised to make their own enquiries with North Warwickshire Borough Council.

LEGAL COSTS

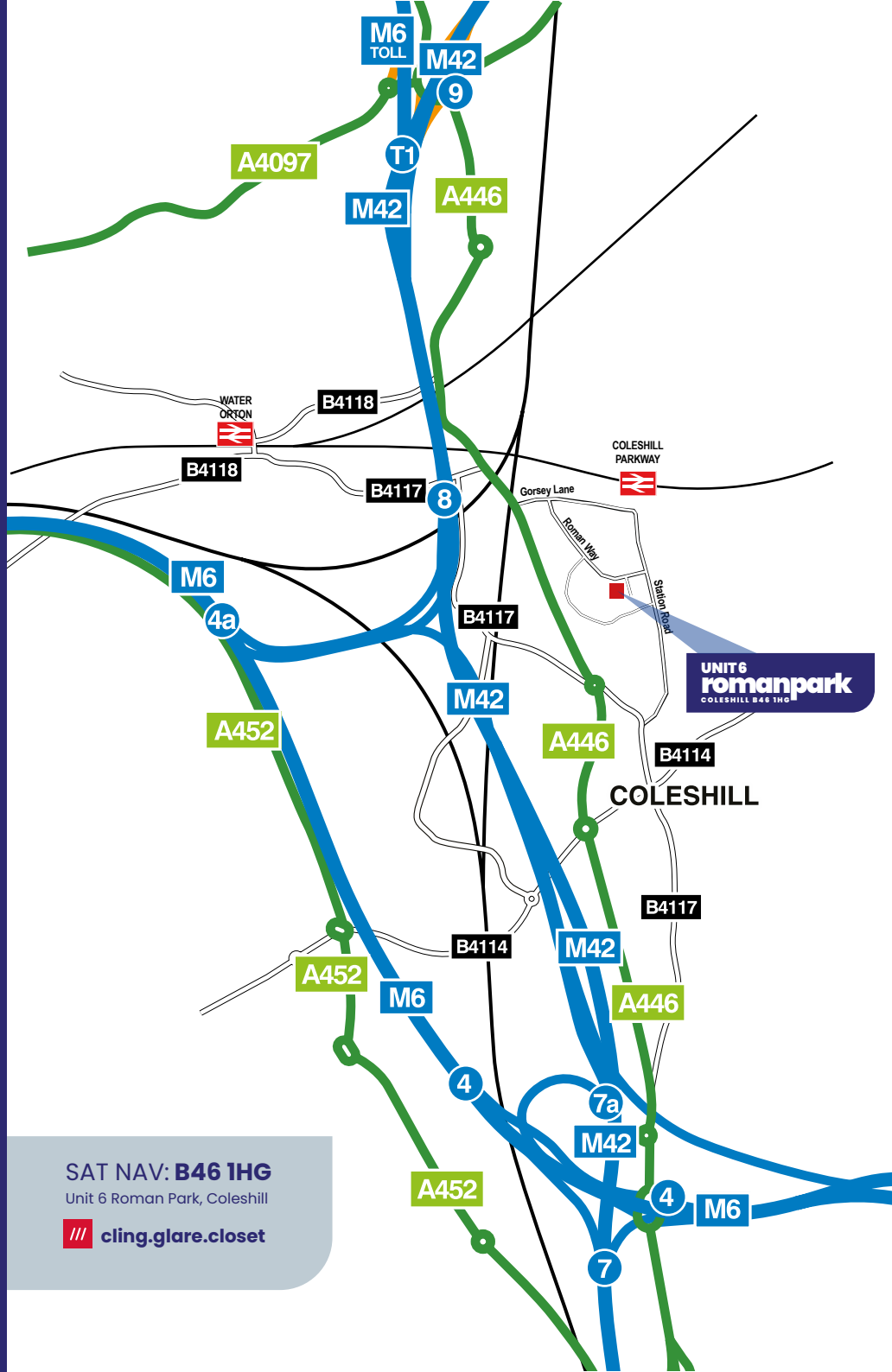
Each party will be responsible for their own legal costs incurred in the transaction.

ANTI MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties leasing the property. Before a business relationship can be formed we will request proof of identification for the leasing entity.



UNIT 6
romanpark
COLESHILL B46 1HG



SAT NAV: **B46 1HG**

Unit 6 Roman Park, Coleshill

 **cling.glare.closet**

UNIT 6 romanpark

COLESHILL B46 1HG



ON BEHALF OF

LONDONMETRIC
PROPERTY PLC 

VIEWING

For further information or to view the property please contact:



CHRIS KEYE

chris.keye@darbykey.co.uk
07951 147 421



LUKE NEAL

LN@whiteroseproperty.co.uk
07790 913 286

IMPORTANT: These brief particulars have been prepared as agents for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given.

Designed and Produced by Q Squared Design Ltd. Tel: 01789 730833. JUNE 2024.