



Unit 11 Maybrook Business Park

Minworth Birmingham B76 1AL

High Quality Industrial/ Warehouse Unit **TO LET**

16,684 sq ft (1,550 sq m)



Refurbished industrial/
warehouse unit



5.75m minimum
working height



2 Electrically operated
roller shutter doors



Two Storey Offices



Dedicated yard



On-site car parking



Maybrook Business Park is a substantial and established estate comprising 36 industrial/warehouse units ranging in size from 2,000 sq ft up to 52,000 sq ft.

Excellent access is provided by the A38 to Birmingham City Centre and the nearby M42/M6/ M6 Toll motorways.

High profile occupiers and excellent nearby facilities

-  J5 M6 2 miles/J9 M42 2 miles/J4a M6 4 miles
-  ASDA supercentre, The Fort Shopping Centre, Minworth Trade Park
-  Peddimore development with thousands of new homes and 2.7 million sq ft of commercial accommodation being built.





Description

The refurbished unit provides:

- 5.75m minimum working height
- 2 Electrically operated roller shutter doors
- Two storey office accommodation
- Demised car parking
- LED lighting

Accommodation

	sq ft	sq m
Warehouse	11,722	1,088
Ground Floor Offices	3,724	347
First Floor Offices	1,238	115
Total	16,684	1,550

Tenure

The unit is available on a new Full Repairing and Insuring lease on terms to be agreed.

Rent

Upon application.

Service Charge

An annual service charge is levied for the maintenance and up-keep of the common areas and security.

Business Rates

Rateable Value (2023) £93,000.

EPC

EPC rating of C(67).

VAT

All prices quoted are exclusive of VAT, which may be chargeable.



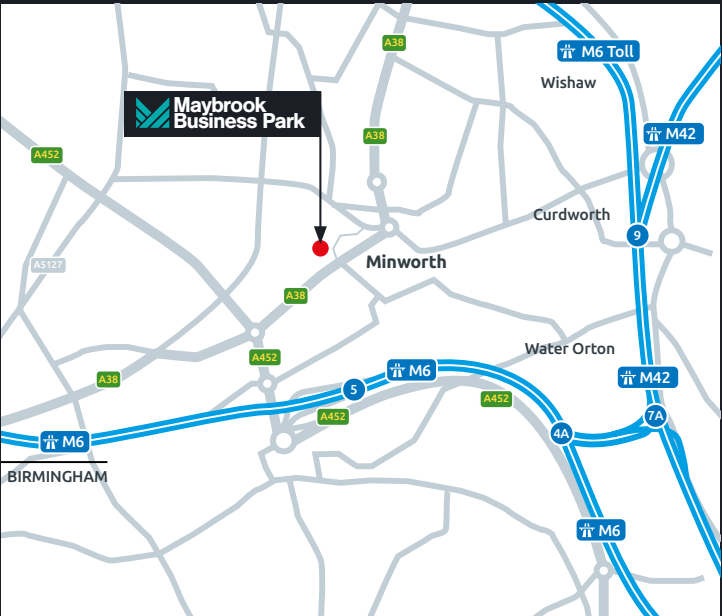


Location

Maybrook Business Park is located to the north of the A38 Kingsbury Road and has excellent links to 5 motorway junctions (M6 J4a, 5 & 6, J9 M42 & T3 M6 Toll) within less than 5 miles. In addition the estate has excellent access to Birmingham City Centre (7 miles) via the A38 and Birmingham International Airport (6 miles).

Communications

M6 Junction 5	2 miles
M6 Toll T1/M42 Junction 9	2 miles
M6 Junction 4a	4 miles
Birmingham Airport	6 miles
Birmingham City Centre	7 miles
Coventry	15 miles
Derby	30 miles



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Viewing

For further information or to arrange a viewing contact:



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Schroders Capital UK Real Estate Fund
Schroders have an active asset management plan for each of their estates which is being instigated for Maybrook Business Park