



Unit 5B Maybrook Business Park

Minworth Birmingham B76 1AL

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

10,127 sq ft (941 sq m)



Industrial/warehouse
unit to be refurbished



2 roller shutter doors



Shared loading yard



5m eaves height



Office accommodation



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 unit will be refurbished to provide:

- 5m eaves height
- 2 roller shutter doors
- Office accommodation
- WC facilities
- Shared loading yard
- Car parking

Accommodation

| | sq ft | sq m |
|-----------|--------|------|
| Warehouse | 8,257 | 767 |
| Office | 1,870 | 174 |
| Total | 10,127 | 941 |

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

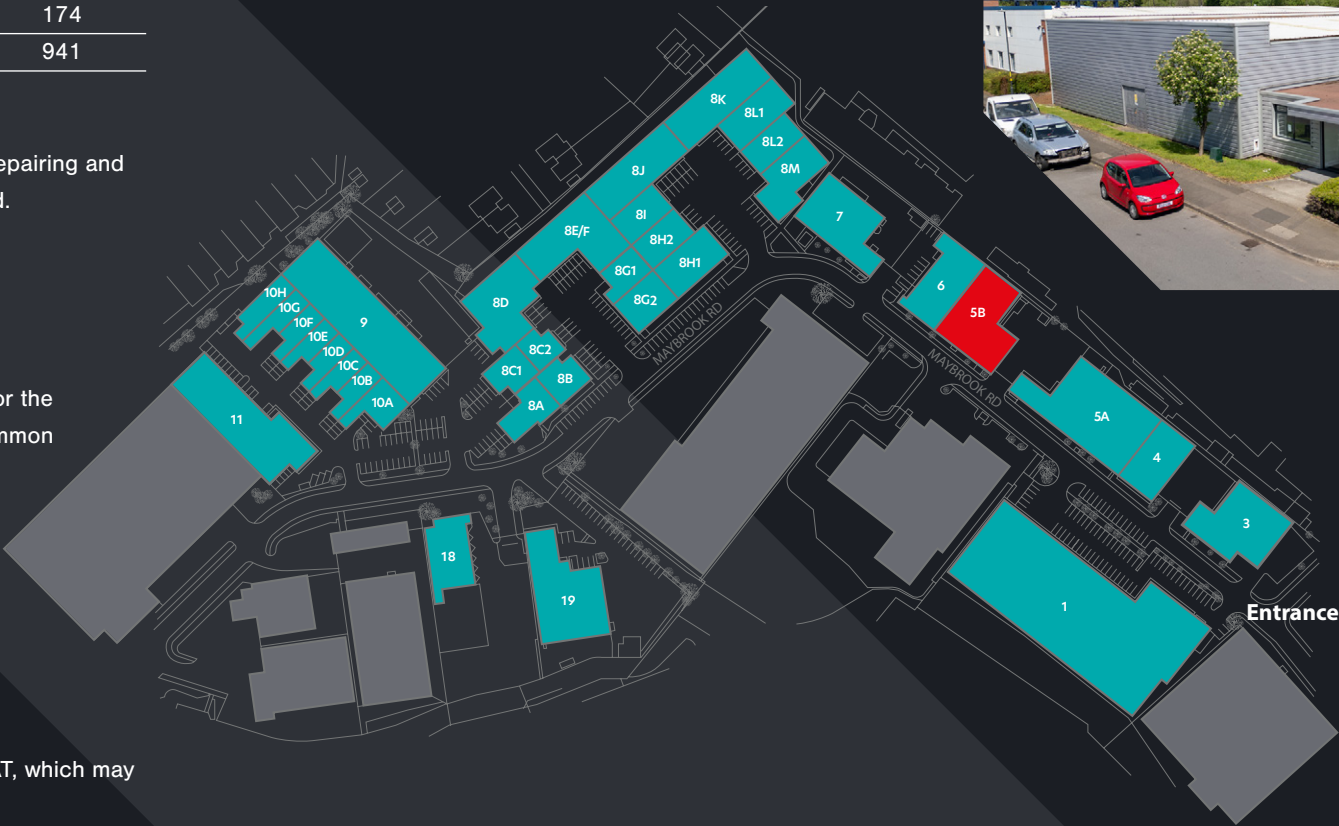
Rateable Value (2023) £58,500.

EPC

EPC rating of C(61).

VAT

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



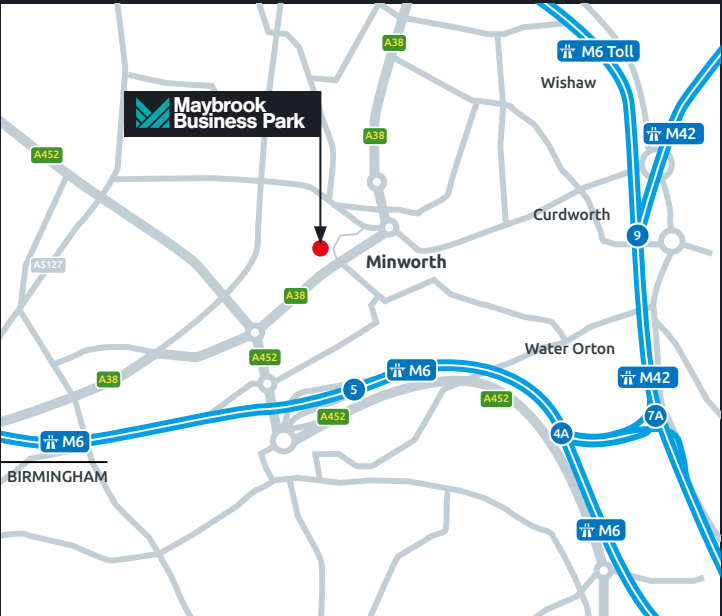


Location

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 |



Sat Nav B76 1AL  deals.palace.global

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