



Unit 8K Maybrook Business Park

Minworth Birmingham B76 1AL

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

8,496 sq ft (789 sq m)



Refurbished industrial/
warehouse unit



5m minimum
working height



Electrically operated
roller shutter door



Two storey
offices



Loading area



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 has been refurbished to provide:

- 5m minimum working height
- Electrically operated roller shutter door
- Two storey offices
- Demised car parking
- Loading area

Accommodation

	sq ft	sq m
Warehouse	7,038	654
Ground Floor Office	729	67.5
First Floor Office	729	67.5
Total	8,496	789

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) £51,500.

EPC

EPC rating of B(30).

VAT

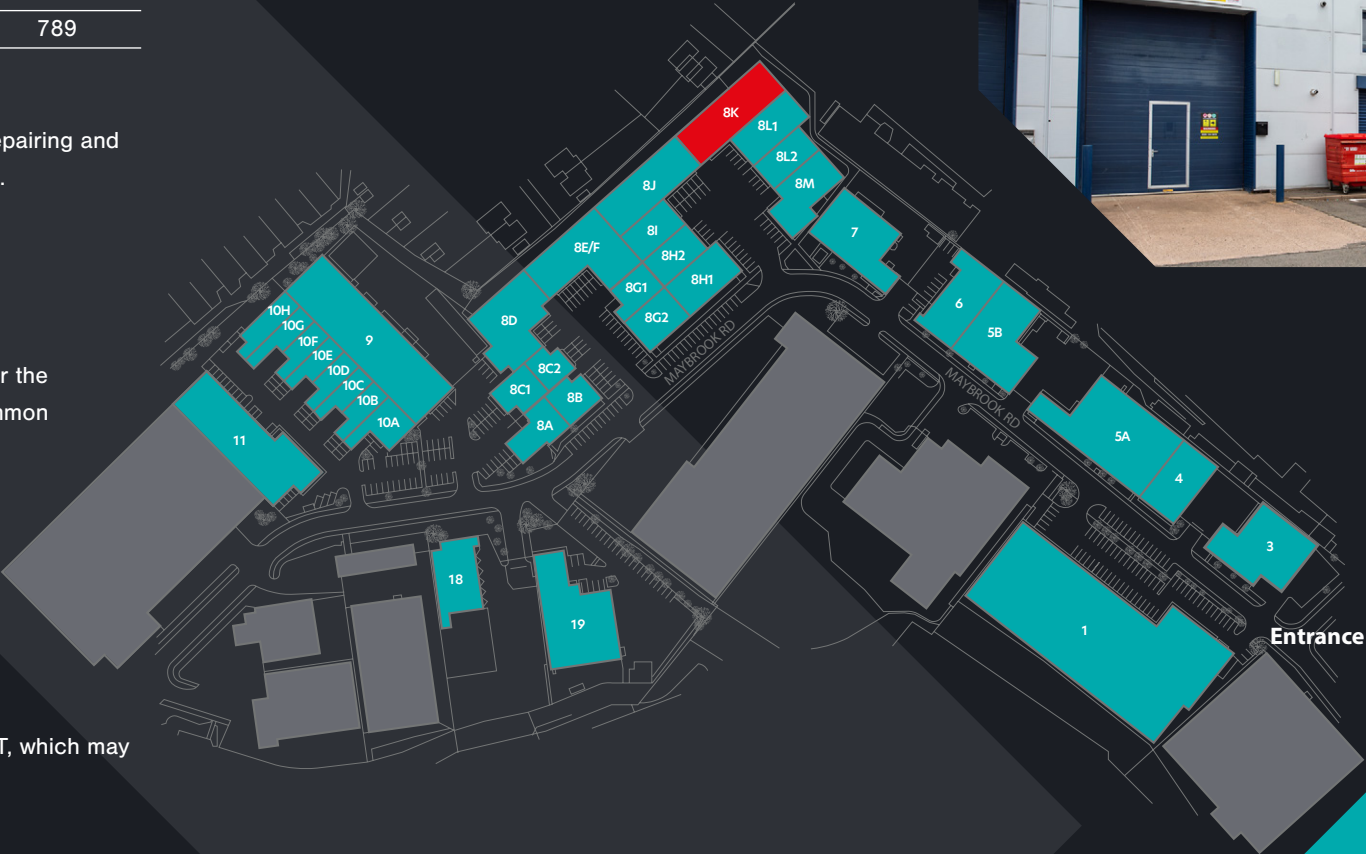
All prices quoted are exclusive of VAT, which may be chargeable.



Indicative image



Indicative image





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  mirror.fruit.scan

Viewing

For further information or to arrange a viewing contact:



**Lambert
Smith
Hampton**
0121 236 2066

Alex Eagleton
07594 509 011
aeagleton@lsh.co.uk

Peter Edwards
07354 846 001
pedwards@lsh.co.uk

harris lamb
PROPERTY CONSULTANCY
0121 455 9455
4 Brindleyplace Birmingham B1 2LG
www.harrislamb.com

Neil Slade
07766 470 384
neil.slade@harrislamb.com

Ashley Brown
07887 503 851
ashley.brown@harrislamb.com

www.maybrookbusinesspark.com

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. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Designed and produced by Q Squared Design Ltd, Tel: 01789 730833. JUNE 2024.

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