



## Industrial/Warehouse Units 2,000 sq ft - 52,000 sq ft **TO LET**

- Modern fully refurbished units
- Excellent motorway access
- Established location
- Close to Birmingham City Centre
- Manned security
- B1, B2 and B8 planning consent
- Experienced landlord
- Available for immediate occupation

# BIRMINGHAM

# maybrook business park

MINWORTH ■ BRIMINGHAM ■ B76 1AL

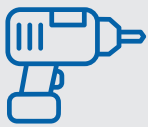
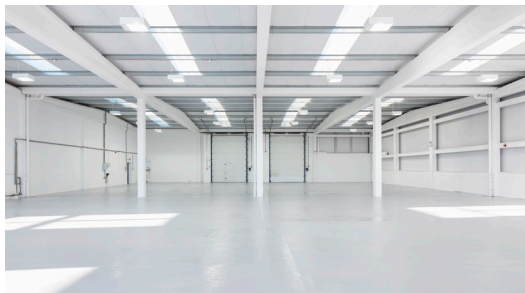


**MAYBROOK BUSINESS PARK** is a substantial industrial estate comprising 36 units ranging in size from 2,000 sq ft to 52,000 sq ft. Units have undergone extensive refurbishment including re-cladding, re-roofing and extensive improvements to the office accommodation.

## OCCUPIERS INCLUDE:



# BIRMINGHAM



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## Excellent motorway access to the M6, M6 Toll and M42

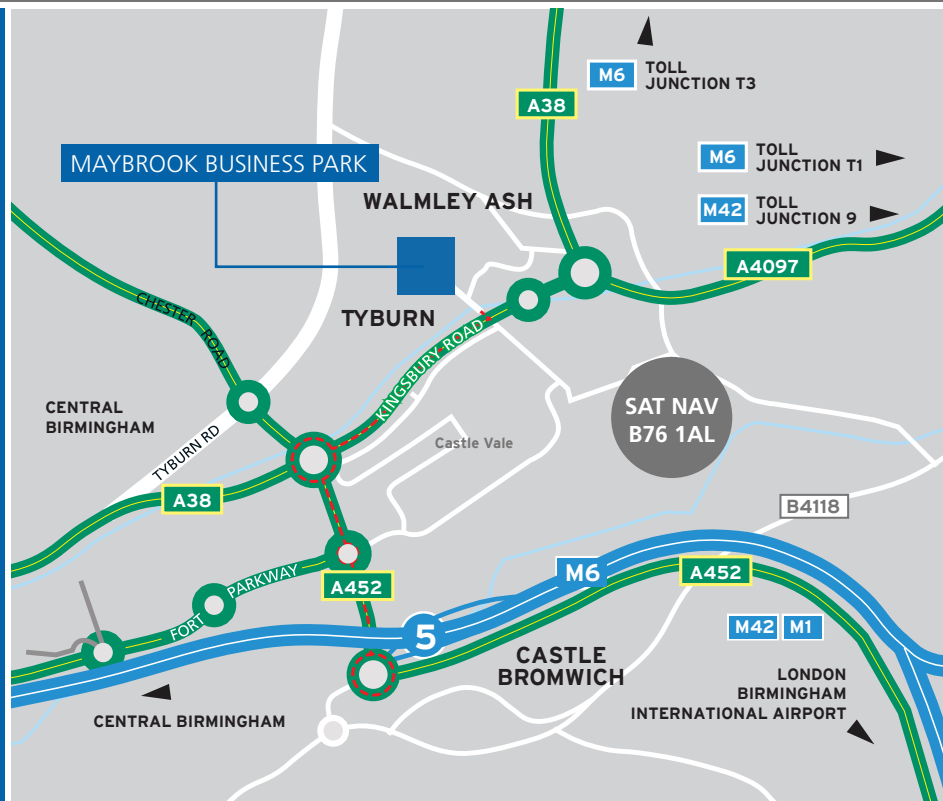
### LOCATION

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 City Centre	7 miles
Birmingham International Airport	10 miles
Coventry	15 miles
Derby	30 miles



### TERMS

Units are available on new full repairing and insuring leases on terms to be agreed.

### VIEWING

Strictly through joint sole agents.



**Alex Eagleton**  
alex.eagleton@harrislamb.com  
**Neil Slade**  
neil.slade@harrislamb.com



**0121 236 2066**  
www.lsh.co.uk

**Dan Rudd**  
drudd@lsh.co.uk  
**Matthew Tilt**  
mtilt@lsh.co.uk