



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
- Strong ESG credentials
- Available for immediate occupation

BIRMINGHAM

maybrook business park

MINWORTH ■ BIRMINGHAM ■ B76 1AL

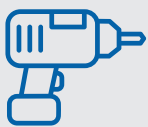


MAYBROOK BUSINESS PARK is a substantial industrial estate comprising 36 units ranging in size from 2,000 sq ft to 52,000 sq ft. Units have undergone extensive refurbishment including re-cladding, re-roofing and extensive improvements to the office accommodation.

OCCUPIERS INCLUDE:



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CANMOOR

Excellent motorway access to the M6, M6 Toll and M42

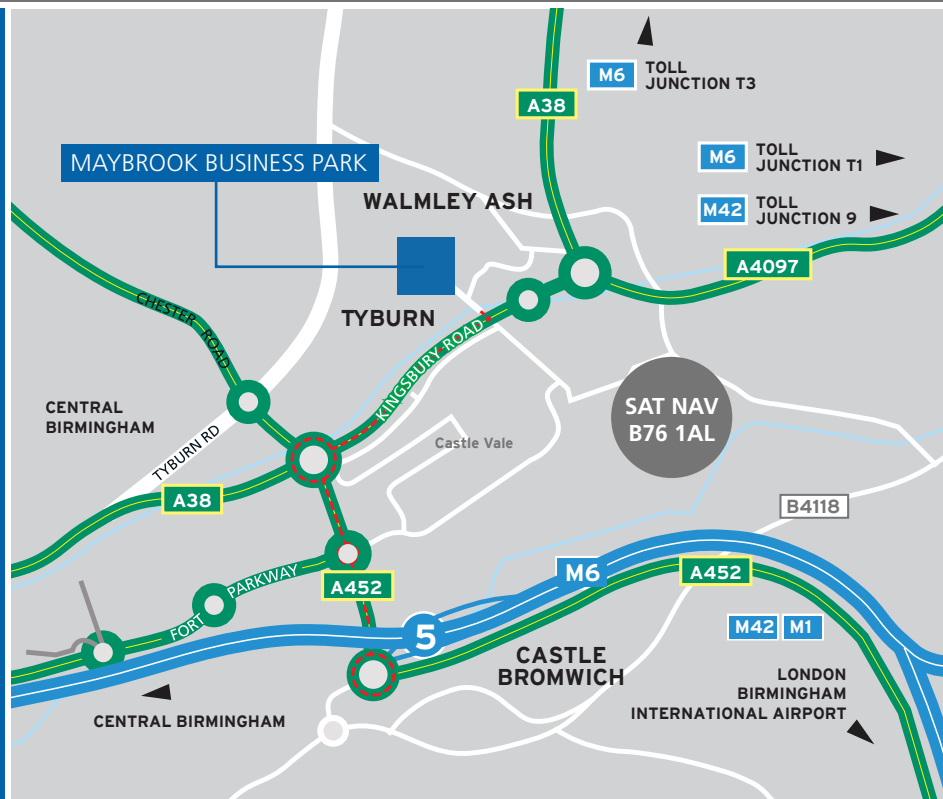
LOCATION

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.



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