

unit 11

MAYBROOK BUSINESS PARK ■ MINWORTH ■ B76 1AL

CANMOOR

FULLY
REFURBISHED



Industrial / Warehouse Unit 16,684 sq ft (1,550 sq m) **TO LET**

- Two storey office accommodation
- Suitable for a variety of uses
- Dedicated yard
- Excellent motorway access
- 5.75m eaves height
- 2 electrically operated shutter doors
- LED lighting
- On-site car parking

BIRMINGHAM

unit 11

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LOCATION

Maybrook Business Park is located to the north of the A38 Kingsbury Road and has excellent links to six motorway junctions (J4a, J5 and J6 of M6, J9 of M42, T1 and T3 of M6 Toll) within 5 miles. The Estate has excellent access to Birmingham city centre (7 miles) via the A38 and Birmingham International Airport (9.5 miles).

JLR	1.2 miles	3 min
M6 J5	2.1 miles	5 min
M6 J6	4.0 miles	9 min
M42 J9	3.2 miles	7 min

Source: Google

BUSINESS RATES

Rateable Value - **£72,500.**

TENURE

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

DESCRIPTION

The unit benefits from the following specifications:

- 5.75m minimum working height
- Two storey office
- Electronically operated insulated sectional shutter doors
- LED lighting
- Demised car parking
- Single storey industrial / warehouse

ACCOMMODATION	SQ FT	SQ M
Warehouse	11,722	1,089
Ground Floor Office	3,724	347
First Floor Office	1,238	115
Total (GIA)	16,684	1,551

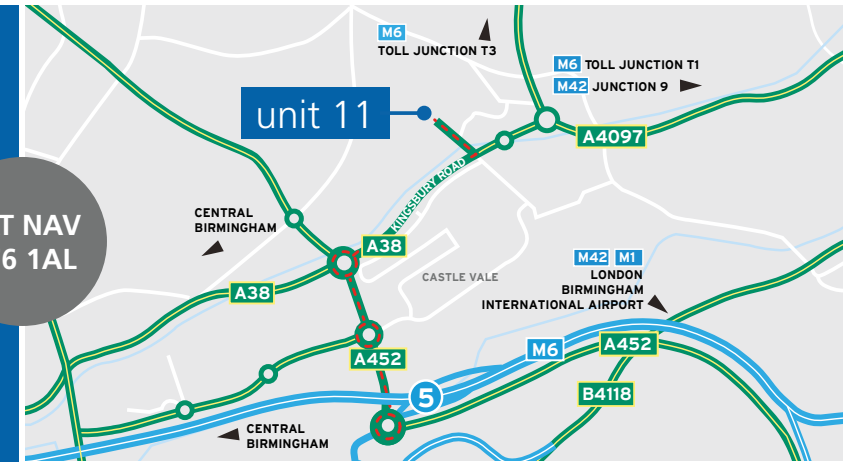
SERVICE CHARGE

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

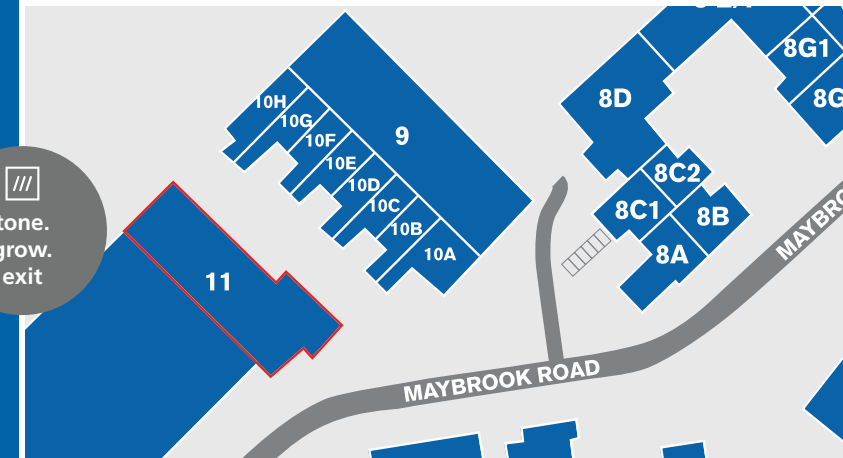
EPC

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VIEWING

For further information please contact the joint sole agents.

VAT

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

RENT

On application from the Agents.

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