

# unit 7

MAYBROOK BUSINESS PARK ■ MINWORTH ■ B76 1AL

CANMOOR

FULLY  
REFURBISHED



## Industrial / Warehouse Unit 10,096 sq ft (938 sq m) **TO LET**

- Detached unit
- Secure yard
- Prime estate road frontage
- Excellent motorway access
- 4.8m working height
- Electrically operated shutter doors
- LED lighting
- On-site car parking
- Single storey office accommodation

# BIRMINGHAM

# unit 7

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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 - **£43,750**

## TENURE

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

## VIEWING

For further information please contact the joint sole agents.

## VAT

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

## DESCRIPTION

The unit benefits from the following specifications:

- 4.8m working height
- Electronically operated insulated sectional shutter doors
- Demised car parking
- Single storey industrial / warehouse
- Single storey office accommodation
- Low energy lighting
- Secure Yard
- LED lighting

ACCOMMODATION	SQ FT	SQ M
Warehouse	8,923	829
OfficeS	1,173	109
<b>Total (GIA)</b>	<b>10,096</b>	<b>938</b>

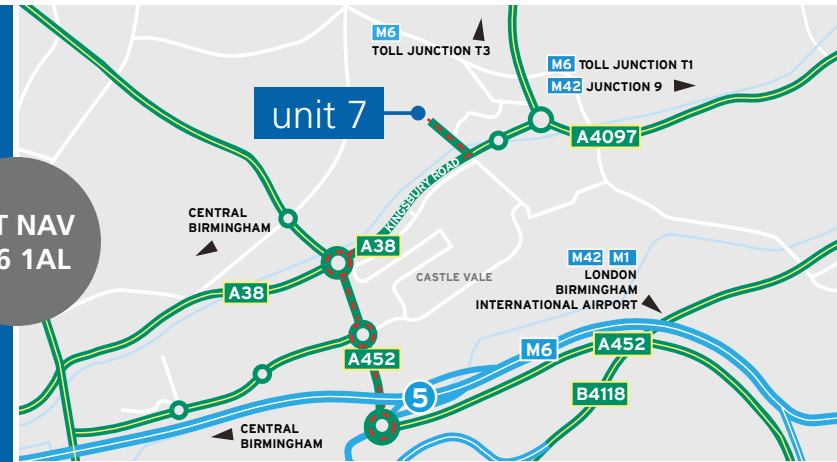
## SERVICE CHARGE

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

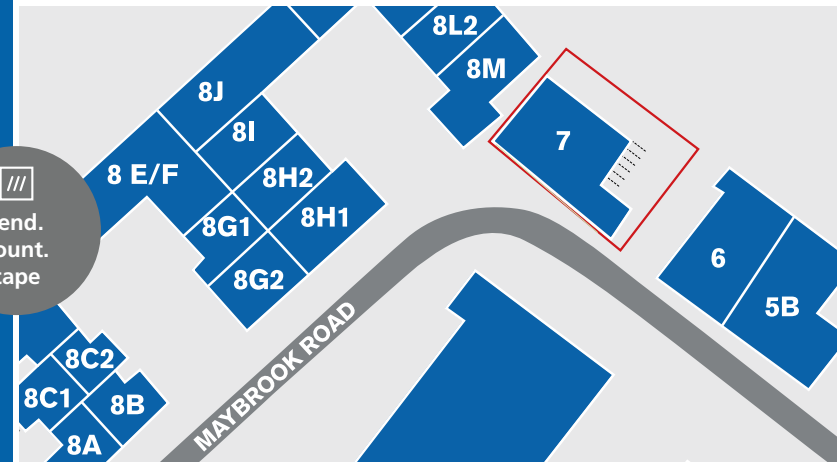
## EPC

Available after refurbishment.

SAT NAV  
B76 1AL



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## RENT

On application from the Agents.

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