

# unit 8A

MAYBROOK BUSINESS PARK ■ MINWORTH ■ B76 1AL

CANMOOR

TO BE FULLY  
REFURBISHED



Indicative Image

## Industrial / Warehouse Unit 3,571 sq ft (331.7 sq m) **TO LET**

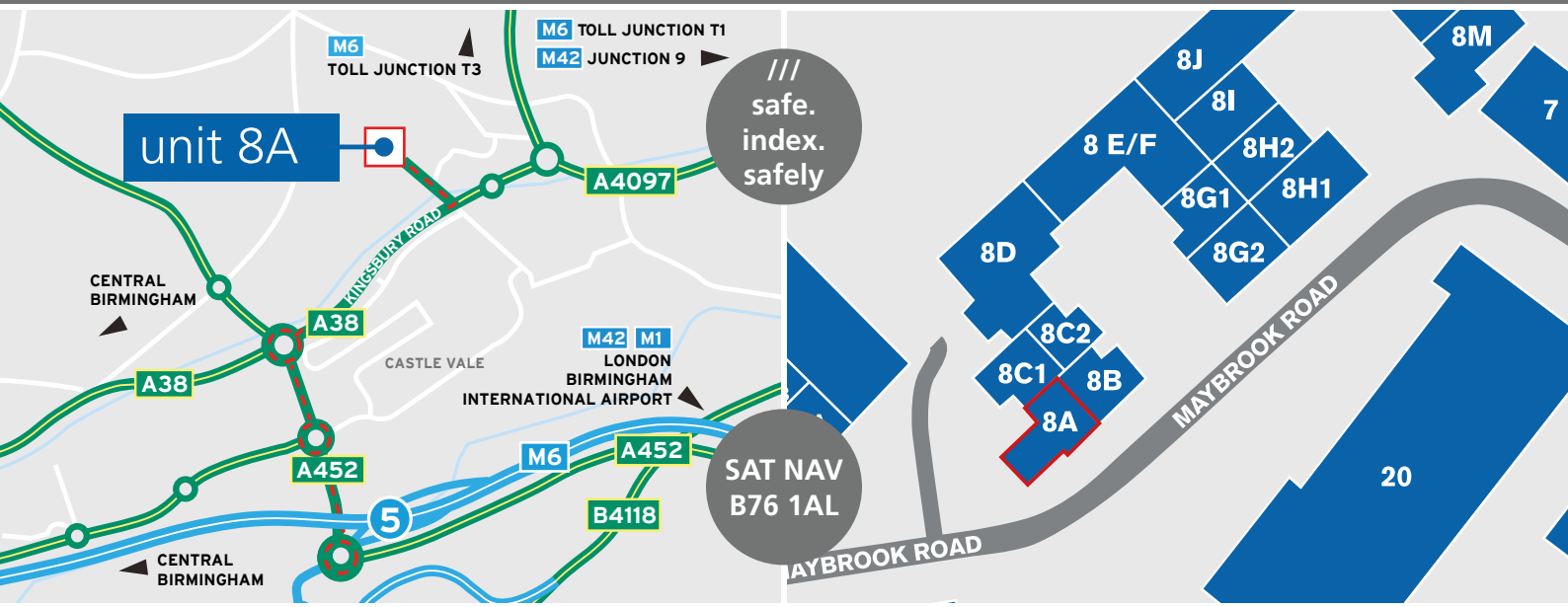
- Industrial / warehouse premises
- 5.45m minimum working height
- Electric loading door
- Office accommodation
- Kitchen and W/C facilities
- Designated car parking

# BIRMINGHAM

# unit 8A

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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 (2023) - **£28,750.**

## 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:

- Refurbished industrial / warehouse premises
- 5.45m minimum working height
- Electric up and over loading door
- Office accommodation
- Kitchen and W/C facilities
- Works toilets and locker room

ACCOMMODATION	SQ FT	SQ M
Warehouse	1,603	148.9
Office	1,968	182.8
<b>Total (GIA)</b>	<b>3,571</b>	<b>331.7</b>

## SERVICE CHARGE

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

## EPC

Targeting EPC B.

## 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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