

# unit 8K

MAYBROOK BUSINESS PARK ■ MINWORTH ■ B76 1AL

CANMOOR



## Industrial / warehouse unit

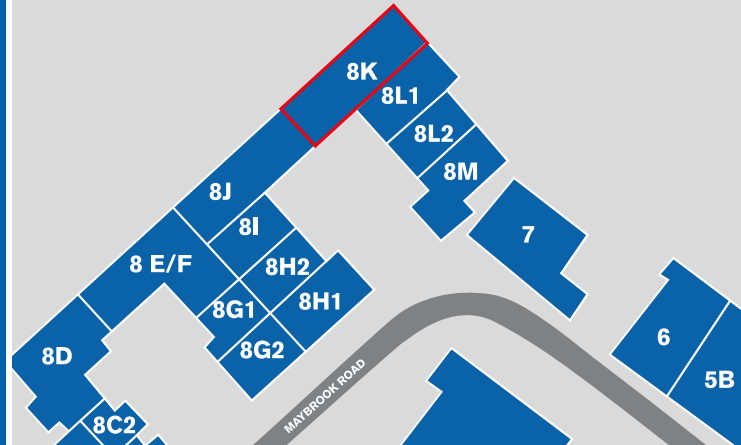
8,717 sq ft (809.84 sq m) **TO LET**

- Two storey office accommodation
- Suitable for a variety of uses
- Prime estate road frontage
- Excellent motorway access
- 5m Eaves height
- Electrically operated shutter doors
- Low energy lighting
- On-site car parking

# BIRMINGHAM

## DESCRIPTION

The premises comprise a single storey industrial/warehouse building with two storey offices and demised car parking. The unit is re-clad and re-roofed providing thermal insulation to the latest standards. The unit benefits from a concrete floor, 4.5m minimum working height, electrically operated insulated sectional shutter doors and low energy lighting. The internal office block provides a reception, W/C's and private/open plan offices at ground floor with private offices at first floor. The offices are carpeted and benefit from suspended ceilings, recessed lighting, central heating and security shutters to the ground floor windows and personnel door.



## LOCATION

The premises are located on the Maybrook Business Park, a popular estate extending to approximately 15 acres with occupiers including NHS, Edmundson Electrical and Galaxy Installation.

Junction 5 of the M6 Motorway and Junction 9 of the M42 Motorway are approximately 2 miles distant via the A38 Kingsbury Road which provides good access into Birmingham City Centre and Lichfield to the North.

ACCOMMODATION	SQ FT	SQ M
Warehouse	7,429	690.24
Office	644	59.80
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<b>TOTAL GIA</b>	<b>8,717</b>	<b>809.84</b>

## TENURE

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed.

## VAT

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

## RENT

On application.

## SERVICE CHARGE

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

## BUSINESS RATES

The property has a Rateable Value of £38,500.

## PLANNING

We have been advised by Birmingham City Council that the premises are located within the local plan as an area of employment land and therefore qualify for B1, B2 or B8 uses. Interested parties are to make their own enquiries to Birmingham City Council on 0121 303 9944.

## EPC

The property has an Energy Performance Certificate Rating of D-78.

## VIEWING

Strictly through joint sole agents.



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



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