

unit 8C1

MAYBROOK BUSINESS PARK ■ MINWORTH ■ B76 1AL

CANMOOR

AVAILABLE
FROM AUGUST 2021



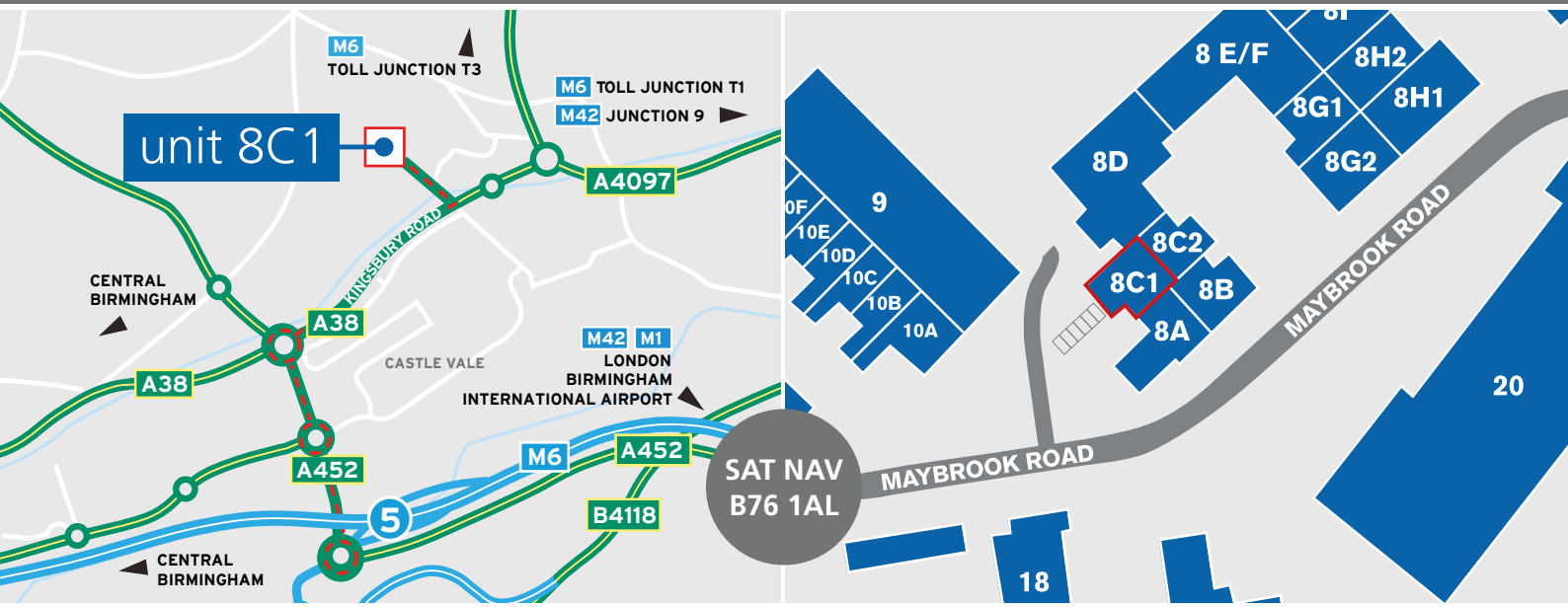
Industrial/Trade Unit with Offices 2,923 sq ft (271.55 sq m) **TO LET**

- Modern industrial/warehouse premises
- 5m minimum working height
- Electric up and over loading door
- Office and ancillary accommodation
- Mezzanine storage
- Demised car parking spaces
- Good access to Birmingham City Centre
- 3 miles from J9 of M42 and J5 of M6

BIRMINGHAM

unit 8C1

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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

BUSINESS RATES

Rateable Value (2017) - **£17,250.**

Rates Payable (2021/22) - **£8,607.75.**

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.

RENT

£29,000 per annum, exclusive.

DESCRIPTION

The unit benefits from the following specifications:

- Modern industrial / warehouse premises
- 5m minimum working height
- Electric up and over loading door
- Concrete floor
- Office and ancillary accommodation
- Mezzanine storage of 714 sq ft
- Demised car parking spaces

ACCOMMODATION

	SQ FT	SQ M
Warehouse	2,413	224.17
Offices	510	47.40
Total (GIA)	2,923	271.55

SERVICE CHARGE

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

EPC

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