

WAREHOUSE TO LET

TRAYNOR RYAN



7,950 Sq Ft (738.53 Sq M)

BIRMINGHAM / WEST MIDLANDS

Unit J10 Minworth Industrial Park, Minworth B76 1AH

- » 2 year lease only £9.43 psf
- » B8 & Trade Counter & B1
- » 6.79 metres eaves
- » Modern fabric
- » M42 proximity (J9)
- » First floor office accommodation
- » Car parking and loading



hansgrohe



LOCATION

Excellent communications allowing good access to

A38: 0.5 miles | M6 Toll: 3 miles | M6: 4.5 miles | M42: 3 miles

DESCRIPTION

Terrace warehouse with 6.79 metre eaves. Car parking and loading yard to the front. First floor office accommodation with a kitchenette and separated WCs.

FLOOR AREAS

The property has a total gross internal area of 7,950 sq ft (1,207.86 sq m) having the following accommodation:

		<i>Sq m</i>	<i>Sq ft</i>
Ground Floor:	Warehouse GIA:	634.66	6,831
First Floor:	Offices GIA:	93.16	1,003
	Mezzanine:	10.71	115
TOTAL		738.53	7,950

LEASE & RENT

Existing lease available expires 15 August 2028 at £75,000 per annum excl.

OUTGOINGS

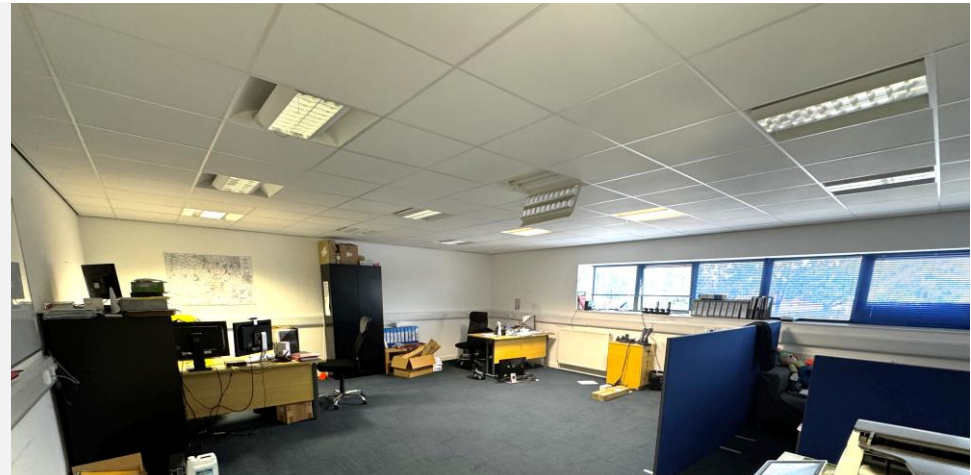
All utilities are the responsibility of the tenant. There is an estate service charge.

BUSINESS RATES

Rateable Value £68,000. Standard business rates multiplier 2026/2027 – 48 pence.

COSTS

All legal costs to be borne by the ingoing tenant.



VIEWING & FURTHER INFORMATION

Strictly by appointment through agents. Contact:

TRAYNOR RYAN

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