

unit 8G1

MAYBROOK BUSINESS PARK ■ MINWORTH ■ B76 1AL

CANMOOR



Industrial / Warehouse Premises 3,246 sq ft (301.56 sq m) **TO LET**

- Modern terraced warehouse
- Level access loading door
- Demised car parking spaces
- Established business location
- Good access to Birmingham City Centre
- 3 miles from J9 of M42 and J5 of M6

BIRMINGHAM

unit 8G1

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DESCRIPTION

The premises comprises a single storey industrial/warehouse building with demised car parking.

The unit benefits from a concrete floor, 4.5m minimum working height, electrically operated insulated sectional shutter door with kitchen and w/c facilities.



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 3 miles distant via the A38 Kingsbury Road which provides good access into Birmingham City Centre and Lichfield to the North.

ACCOMMODATION

The property comprises approximately 3,246 sq ft (301.56 sq m).

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.

RATES

Rateable Value (2017: £16,500).

EPC

C (68).

LEGAL COSTS

Each party to bear their own.

VIEWING

Strictly through joint sole agents.

SERVICE CHARGE

An annual service charge is levied for the maintenance and up-keep of common areas and security. Further details are available from the agent.



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