

unit 6

MAYBROOK BUSINESS PARK ■ MINWORTH ■ B76 1AL

CANMOOR

TO BE
REFURBISHED



Industrial/Warehouse Premises 8,219 sq ft (763.61 sq m) TO LET

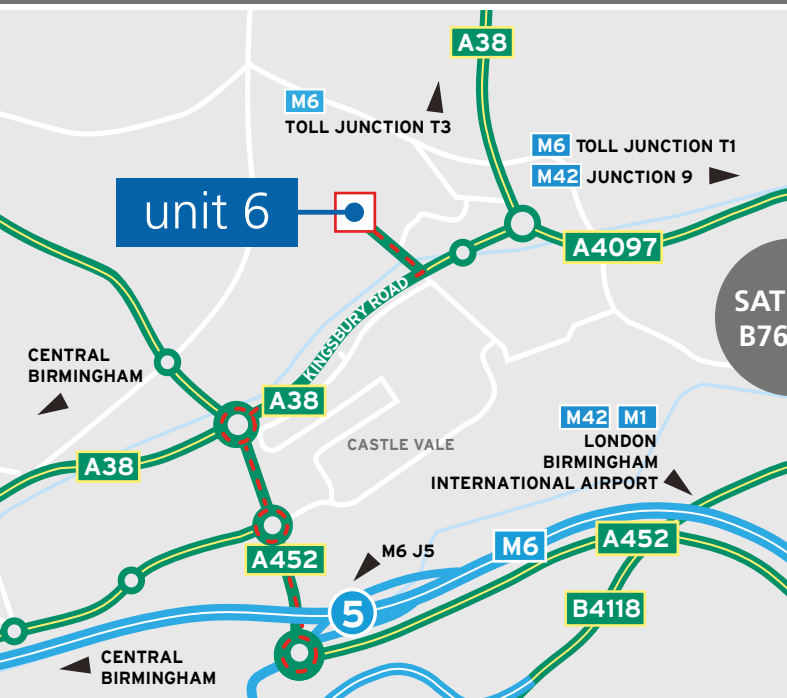
- Secure yard
- Low site coverage of 53%
- 5.5m eaves height
- Level loading access door
- Prime estate road frontage
- Two storey offices / ancillary
- Air con services
- Good access to M6 Toll, M42 and M6 motorways

BIRMINGHAM

unit 6

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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) - **£29,750.**

Rates Payable (2019/20) - **£14,607.25.**

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

On application.

DESCRIPTION

The unit benefits from the following specifications:

- Gas fired heating
- Electrically insulated shutter
- Low energy lighting
- Two storey office
- WC's and a kitchen
- Offices carpeted throughout
- Secure yard
- Security shutters

ACCOMMODATION	SQ FT	SQ M
Ground Floor Office	1,204	111.90
1st Floor Office	834	77.49
Warehouse	6,181	574.22
Total (GIA)	8,219	763.61

SERVICE CHARGE

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

EPC

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