Unit 8K Maybrook Business Park

Minworth Birmingham **B76 1AL**

High Quality Industrial/ Warehouse Unit **TO LET**

8,717 sq ft (809.84 sq m)

- Refurbished industrial/ warehouse unit
- Two storey offices
- 5m minimum working height
- Loading area
- Electrically operated roller shutter door
- Car parking

Maybrook Business Park is a substantial and established estate comprising 36 industrial/warehouse units ranging in size from 2,000 sq ft up to 52,000 sq ft.

Excellent access is provided by the A38 to Birmingham City Centre and the nearby M42/M6/ M6 Toll motorways.

High profile occupiers and excellent nearby facilities

J5 M6 2 miles/J9 M42 2 miles/J4a M6 4 miles

ASDA supercentre, The Fort Shopping Centre, Minworth Trade Park

Peddimore development with thousands of new homes and 2.7 million sq ft of commercial accommodation being built.

Description

The unit has been refurbished to provide:

- 5m minimum working height
- Electrically operated roller shutter door
- Two storey offices
- Demised car parking
- Loading area

Accommodation

	sq ft	sq m
Warehouse	7,429	690.24
Ground Floor Office	644	59.80
First Floor Office	644	59.80
Total	8,717	809.84

Tenure

The unit is available on a new Full Repairing and Insuring lease on terms to be agreed.

Rent

Upon application.

Service Charge

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

Business Rates

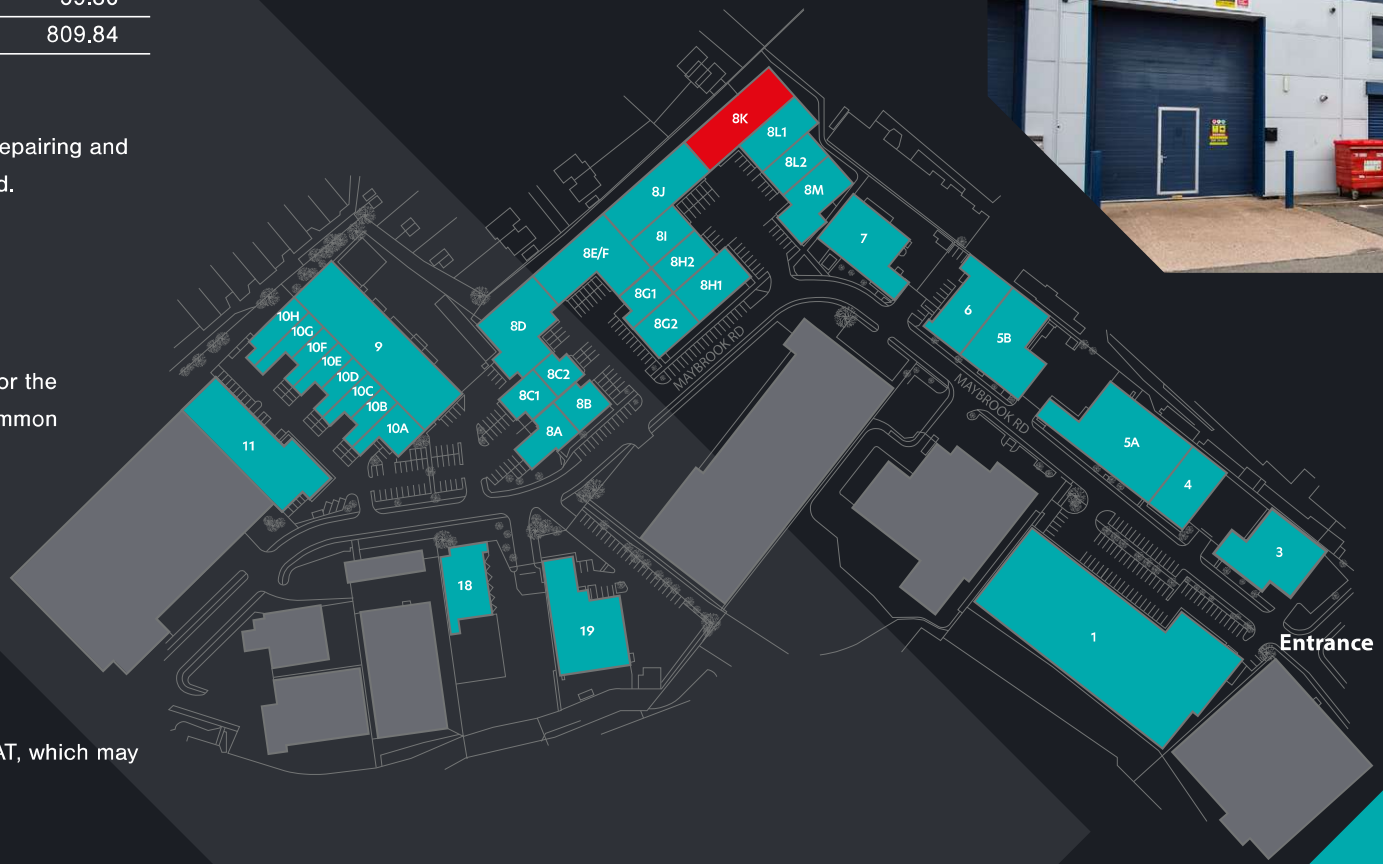
Rateable Value (2023) £51,500.

EPC

EPC rating of B(30).

VAT

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

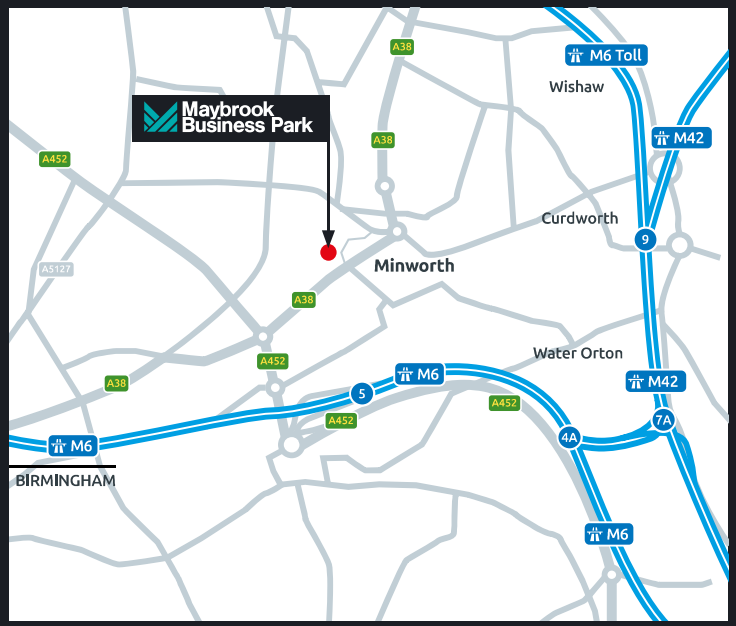


Location

Maybrook Business Park is located to the north of the A38 Kingsbury Road and has excellent links to 5 motorway junctions (M6 J4a, 5 & 6, J9 M42 & T3 M6 Toll) within less than 5 miles. In addition the estate has excellent access to Birmingham City Centre (7 miles) via the A38 and Birmingham International Airport (6 miles).

Communications

M6 Junction 5	2 miles
M6 Toll T1/M42 Junction 9	2 miles
M6 Junction 4a	4 miles
Birmingham Airport	6 miles
Birmingham City Centre	7 miles
Coventry	15 miles
Derby	30 miles



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Viewing

For further information or to arrange a viewing contact:

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Schroders Capital UK Real Estate Fund Schroders have an active asset management plan for each of their estates which is being instigated for Maybrook Business Park