

High Quality Industrial/ Warehouse Unit TO LET

3,251 sq ft (302 sq m)





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 will be refurbished to provide:

- 4.5m minimum working height
- Electrically operated roller shutter door
- Kitchen and WC facilities
- Demised car parking
- Loading area

Accommodation

	sq ft	sq m
Warehouse	1,852	172
Office	1,399	130
Total	3,251	302

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) £22,500.

EPC

EPC rating of C(68).

VAT

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





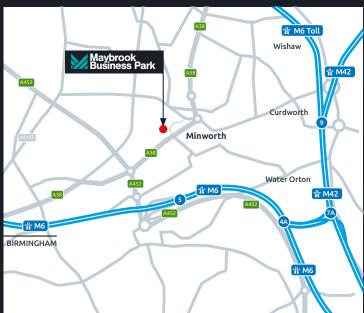




Maybrook Business Park is located to the north of the A38 Kingsbury Road and has excellent links to 5 motorway junctions (M6 J4a, 5 & 6, J9 M42 & T3 M6 Toll) within less than 5 miles. In addition the estate has excellent access to Birmingham City Centre (7 miles) via the A38 and Birmingham International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

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





Sat Nav B76 1AL

paid.amber.gladiators Viewing

For further information or to arrange a viewing contact:



Lambert **Smith Hampton**

0121 236 2066

Alex Eagleton 07594 509 011 aeagleton@lsh.co.uk

Peter Edwards 07354 846 001 pedwards@lsh.co.uk harrislamb

0121 455 9455 www.harrislamb.com

Neil Slade 07766 470 384 neil.slade@harrislamb.com

Ashley Brown 07887 503 851 ashley.brown@harrislamb.com

www.maybrookbusinesspark.co.uk

IMPORTANT: These brief particulars have been prepared as agents for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Designed and produced by Q Squared Design Ltd, Tel: 01789 730833. JANUARY 2024.

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