



# Unit 8F Maybrook Business Park

Minworth Birmingham B76 1AL

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

6,428 sq ft (597.21 sq m)



VIEW INTERIOR VIDEO



Refurbished  
Industrial/warehouse unit



Ground floor  
offices



4.5m 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:

- 4.5m minimum working height
- Electrically operated roller shutter door
- Offices
- Demised car parking
- Loading area

Accommodation

|                     | sq ft | sq m   |
|---------------------|-------|--------|
| Warehouse & offices | 6,428 | 597.21 |
| Total               | 6,428 | 597.21 |

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

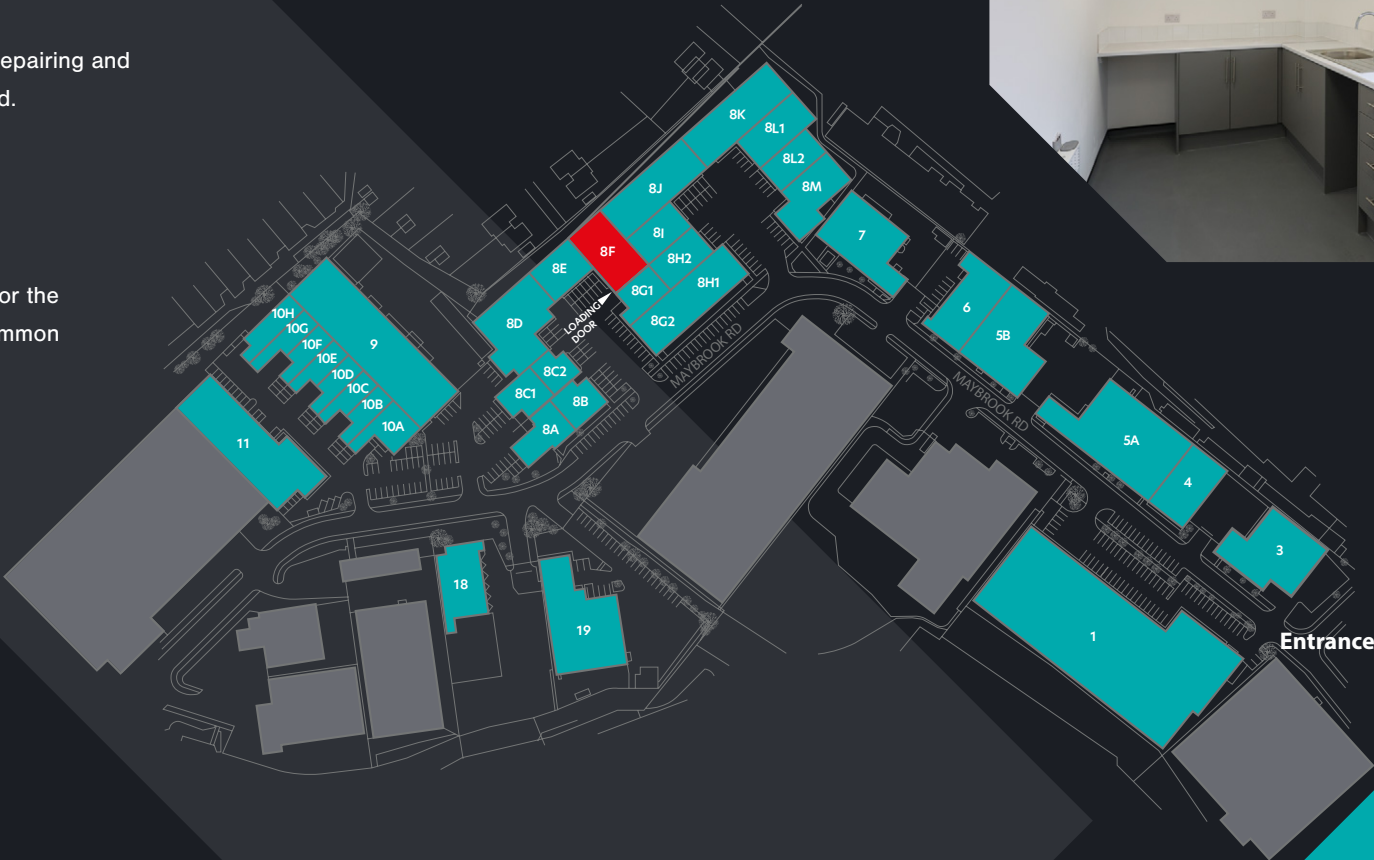
Upon application.

EPC

EPC rating of B(50).

VAT

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



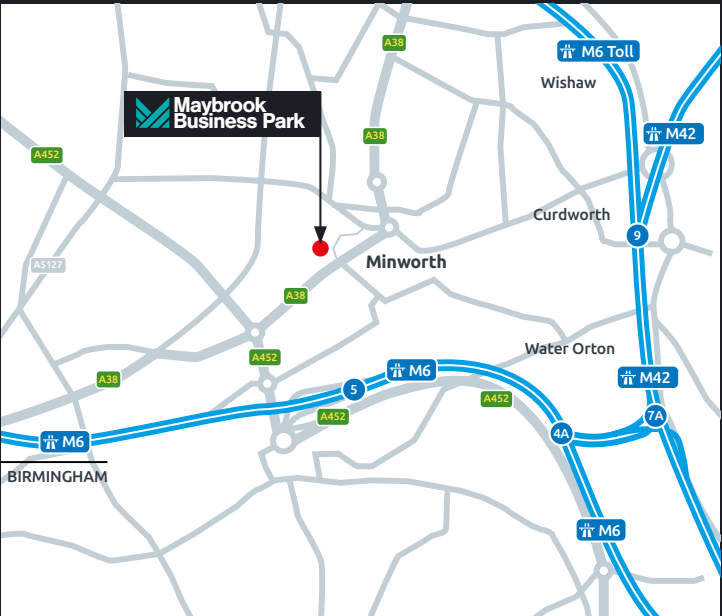


### Location

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 |



Sat Nav B76 1AL  farmer.senses.chop

### Viewing

For further information or to arrange a viewing contact:



**Lambert  
Smith  
Hampton**  
**0121 236 2066**

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

**Jack Garrity**  
07752 465 321  
jgarrity@lsh.co.uk

**harris lamb**  
PROPERTY CONSULTANCY  
**0121 455 9455**  
4 Brindleyplace Birmingham B1 2LG  
[www.harris lamb.com](http://www.harris lamb.com)

**Neil Slade**  
07766 470 384  
neil.slade@harris lamb.com

**Ashley Brown**  
07887 503 851  
ashley.brown@harris lamb.com

[www.maybrookbusinesspark.com](http://www.maybrookbusinesspark.com)

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: 07825 186873. MARCH 2026.

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