



Unit 10H Maybrook Business Park

Minworth Birmingham B76 1AL

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

2,879 sq ft (267 sq m)



VIEW INTERIOR VIDEO



Refurbished industrial/
warehouse unit



4m minimum
working height



Electrically operated
roller shutter door



Single storey office



Shared loading area



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:

- 4m minimum working height
- Electrically operated roller shutter door
- LED lighting
- Single storey office accommodation
- WC facilities
- Demised car parking
- Shared loading area



Accommodation

	sq ft	sq m
Warehouse	2,481	230
Offices	398	37
Total	2,879	267

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

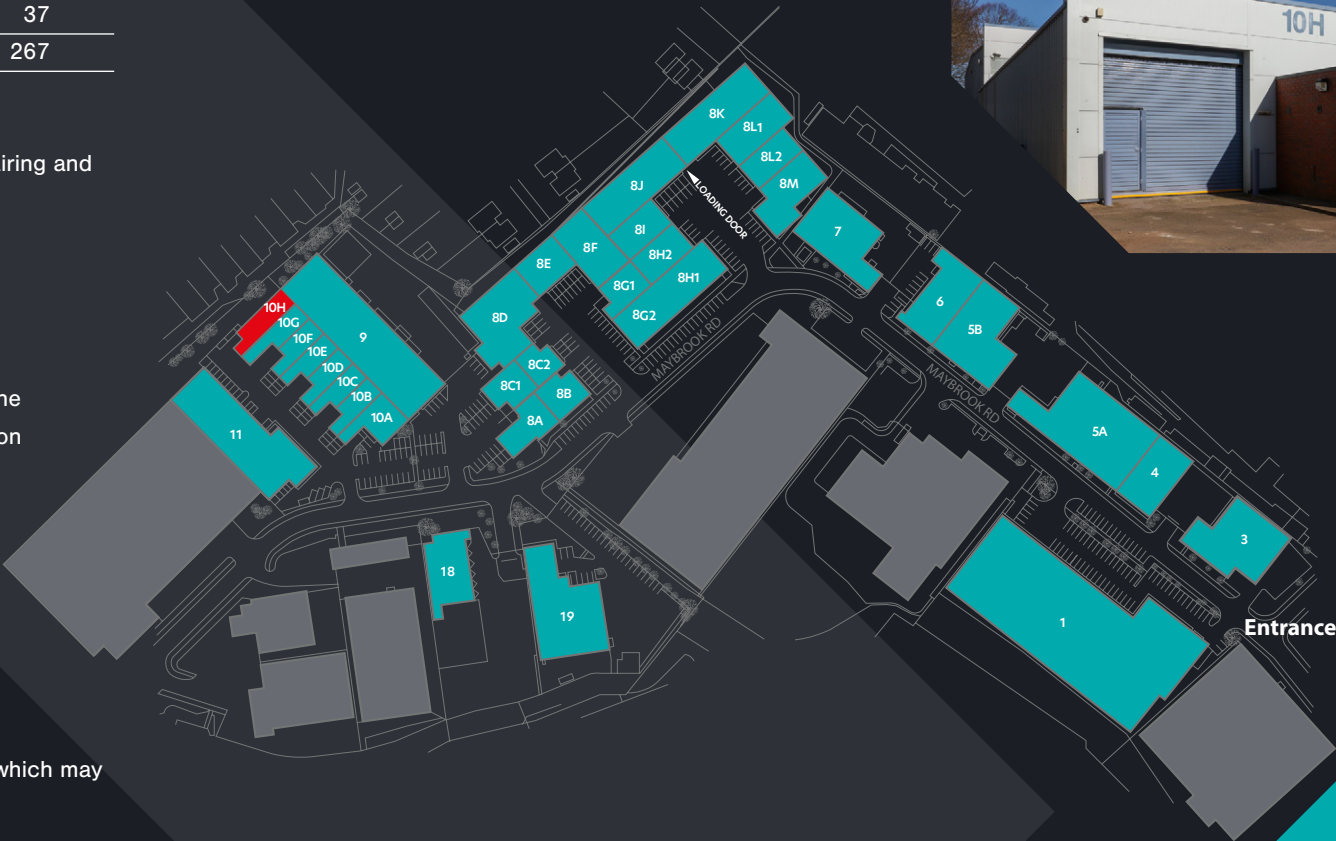
Rateable Value (2023) £21,000.

EPC

EPC rating of E(110).

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  hangs.other.rotate

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

Lenon Hart
07704 675 387
lhart@lsh.co.uk

harrislamb
PROPERTY CONSULTANCY
0121 455 9455
4 Brindleyplace Birmingham B1 2LG
www.harrislamb.com

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

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

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: 07825186873. 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