



TO LET

REFURBISHED INDUSTRIAL WAREHOUSE WITH ENCLOSED, GATED YARD AREA

UNIT 33, MINWORTH INDUSTRIAL PARK, SUTTON COLDFIELD, BIRMINGHAM, B76 1DH



26,261 sqft

2,439 sqm approx GIA

FULLY REFURBISHED TO INCLUDE RECENT NEW ROOF & LED LIGHTING

SECURE FENCED AND GATED YARD AREA

ONSITE PARKING AND REFURBISHED OFFICE ACCOMMODATION





LOCATION

The property is situated on the Minworth Industrial Park, lying adjacent to the A38 which provides good access to Lichfield to the north and Birmingham City Centre to the south. Junction 9 of the M42 motorway lies approximately 2 miles distant and access to the M6 Toll can also be obtained at this Junction. The A38 provides access to Junctions 5 and 6 of the M6 Motorway and Birmingham City Centre, which lies approximately 5 miles to the southwest.

DESCRIPTION

The 3-bay property is undergoing a full refurbishment and will provide a steel portal frame warehouse with full height brick/block and profile clad elevations surmounted by a recently installed new profile clad roof incorporating translucent roof lights.

The warehouse will provide a painted concrete floor, warehouse W/C's, 7.8m eaves (7m working height), LED lighting and loading access is obtained via two electric roller shutter doors (4.2m w x 5m h) leading to a secure fenced and gated yard with 20 additional car spaces.

To the front of the unit, a single storey brick office block is provided offering reception, open plan offices and W/C's.

The property is undergoing a full refurbishment and will include:

- Recently installed profile clad roof
- Painted concrete floor and elevations
- LED lighting
- Refurbished offices with new windows/doors
- New office carpets and air conditioning units

ACCOMMODATION

	sqft	sqm
Warehouse	24,548.4	2,280.6
W/C/Stores	1,712.6	159.1
TOTAL GIA	26,261	2,439.7

TERMS & AVAILABILITY

The property is available on a new lease on terms to be agreed.

QUOTING RENT

£9.50 per sqft, per annum exclusive of VAT

TOWN PLANNING

We understand that the premises have an existing consent for industrial and warehousing purposes. Applicants are advised to make their own enquiries with Birmingham City Council.

SERVICES

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor

SERVICE CHARGE

A service charge is levied for the maintenance of common areas and estate security. Further details available from the agents.

BUSINESS RATES (2026 RV)

2026 Rateable Value	£184,000
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MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties leasing property. Before a business relationship can be formed, we will request proof of identification for the leasing entity.

EPC

EPC Rating: **C (71)**

LEGAL COSTS

Each party to bear their own legal costs incurred in any transaction.

VAT

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

VIEWING

Strictly via sole joint agents, Harris Lamb:

Tel: 0121 455 9455

Contact: Neil Slade / Ashley Brown
Email: neil.slade@harrislamb.com
ashley.brown@harrislamb.com
Mobile: 07766 470 384

OR COLLIERS 0121 265 7500

Date: September 2026

Subject To Contract



