

UNIT 17

MAYBROOK BUSINESS PARK

MAYBROOK ROAD, MINWORTH, B76 1AL

MODERN INDUSTRIAL WAREHOUSE

WITH OFFICES, YARD & PARKING



22,029 sq ft

(2,046.6 sq m) approx

FOR SALE
(MAY LET)



Access to self-contained car park to front of building, leading to principal offices

Metal roof incorporating translucent roof lights and partial PV panels

Approx. 5.5m eaves height

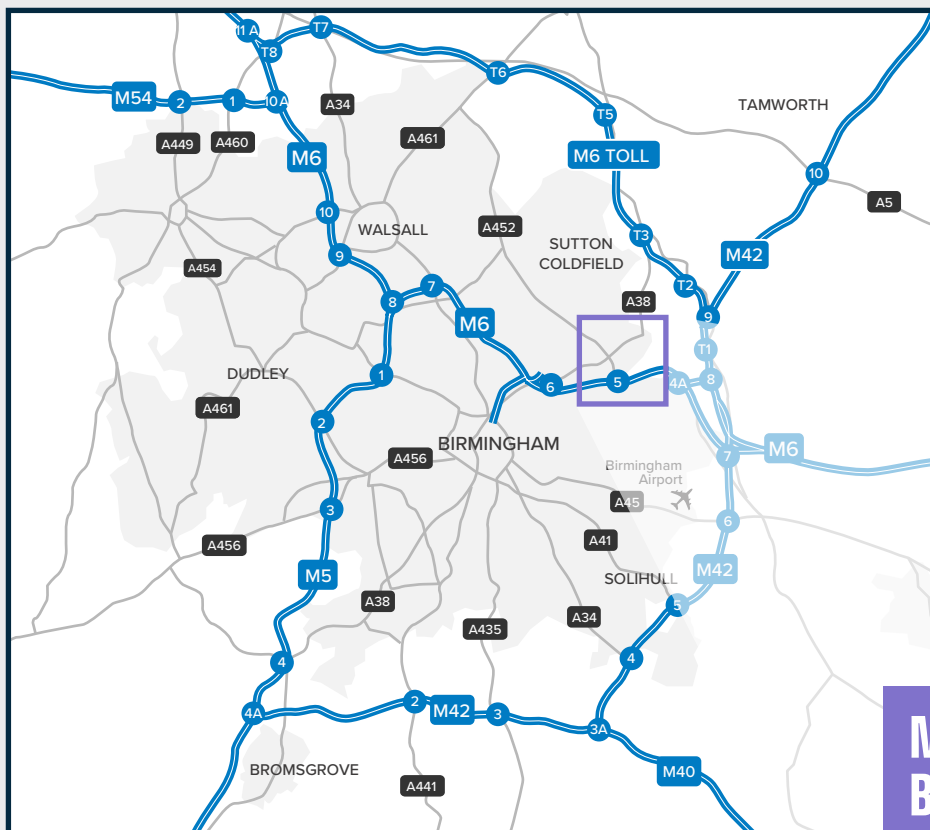
Ground floor offices, stores and W/C facilities

Front car parking area with EV charging in part

One tailgate loading door via canopy loading area

Single roller shutter door

Self-contained site with fenced and gated access



MAYBROOK BUSINESS PARK

LOCATION

The property is located on the popular Maybrook Business Park, situated directly behind Unit 17a via a private drive.

Maybrook Road is located directly off the main 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.

M6 Junction 5	2 miles
M6 Toll T1/M42 Junction 9	2 miles
M6 Junction 4a	4 miles
Birmingham City Centre	7 miles
Birmingham International Airport	10 miles
Coventry	15 miles
Derby	30 miles

POSTCODE: B76 1AL
WHAT3WORDS: ///oldest.hangs.shuts





A38

M6 J5



A38

DHL

DHL

Maybrook Rd

ICD LIMITED



APPROX. 8 MINUTE DRIVE TO M6 JUNCTION 5

DESCRIPTION

Unit 17 is a detached, two-bay portal frame building with full height brick elevations with UPVC windows to three ground floor elevations, surmounted by a metal roof incorporating translucent roof lights and PV panels in part. To the underside of the lined roof, a high-level suspended ceiling with translucent lights is further provided. The warehouse provides a concrete floor, LED tube lighting, floor standing gas fired blower heating and a minimum working height of 4.7m to underside of haunch and 5.5m to eaves. A variety of stores, offices and W/C's are provided to ground floor, with main reception leading to first floor offices, canteen and stores. A small mezzanine area is provided above the ground floor stores.

Loading access to the property is provided by way of two roller shutter doors, one ground level door and another off a canopy loading area to tailgate level. Externally, the property is self-contained within a fenced and gated site with loading yard, side access and front car parking area with EV charging in part.



ACCOMMODATION

AREA	SQM	SQ FT
Warehouse (inc. stores/WC's)	1,575.2	16,955.5
FF Offices/Canteen/Stores	300.1	3,229.7
Mezzanine	75.7	814.8
Total Gross Internal Area	1,951.0	21,000
Canopy	95.6	1,029.0



TENURE

The property is available by way of a freehold sale. Alternatively, a leasehold disposal may be considered on new FRI terms to be agreed.

EPC

Rating C (64).

RENTAL / PRICE

Rent and price on application.

BUSINESS RATES

2026 Rateable Value (Warehouse & Premises)
£146,000.

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.

VAT

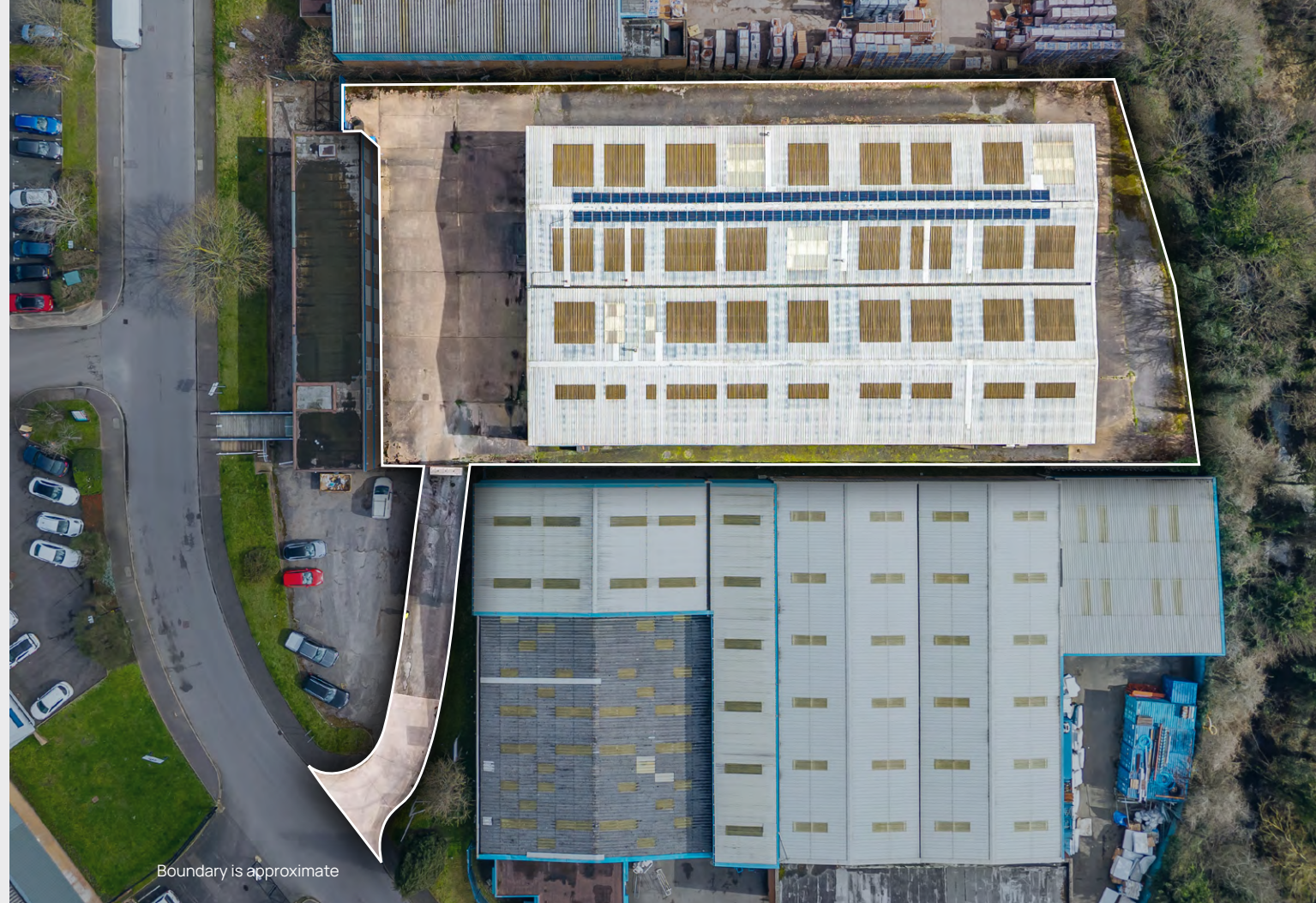
All prices quoted are exclusive of VAT, which may be chargeable.

ANTI-MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property.

Before a business relationship can be formed, we will request proof of identification for the purchasing/ leasing entity.

DISCLAIMER: The Agents for themselves and for the vendors or lessors of the property whose agents they are give notice that, (i) these particulars are given without responsibility of The Agents or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The Agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) The Agents will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. 04/26



Boundary is approximate

VIEWING

Strictly via sole agents Harris Lamb.

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