



TO LET

REFURBISHED TRADE / INDUSTRIAL UNIT

UNIT G1-2, MINWORTH TRADE PARK, MINWORTH, B76 1AH



6,782 sqft

630.1sqm (approx)

ONLY REMAINING TRADE COUNTER UNIT ON ESTABLISHED TRADE PARK

FULLY REFURBISHED/ DEDICATED YARD AND PARKING AREAS/ FULL HEIGHT TRADE COUNTER ENTRANCE





LOCATION

The property is situated on the Minworth Trade 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 property is fully refurbished and provides:

- Full height brick/block and profile clad elevations
- Profile clad roof incorporating translucent roof lights.
- Painted concrete floor.
- Full height glazed trade entrances.
- New LED lighting
- 6.6m eaves
- 2 x electric shutter doors (3m w x 4m h)
- Car parking and loading yard areas provided.

ACCOMMODATION

UNIT G1-2	sqft	sqm
Warehouse	6,782.4	630.1
TOTAL GIA	6,782.4	630.1

TERMS & AVAILABILITY

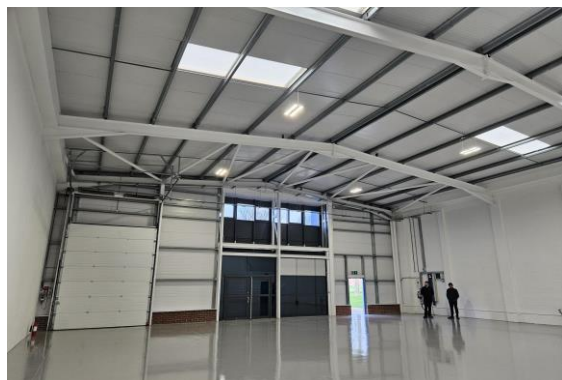
The property is available by way of sub-lease or assignment of a lease expiring 24th September 2027 at a passing rent of £65,625 per annum exclusive or a new lease by way of separate negotiation with the landlord. Further information available from the agents.

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 (2023 RV)

Unit G1-2 Rateable Value	£83,000
2023/2024 Rates Payable	£42,496

EPC

EPC Rating – B (47)

VAT

All rentals and prices quoted are exclusive of any VAT liability.

MONEY LAUNDERING

The Money Laundering Regulations require identification checks to be 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.

LEGAL COSTS

Each party to pay their own legal costs.

VIEWING

For further information or to arrange a viewing please contact the joint sole agents:

Harris Lamb
Contact: Neil Slade
Email: neil.slade@harrislamb.com
Mobile: 07766470384

or Joint Agents: Colliers (0121 265 7500)
Main Allen (07775 518078)

Ref: G7336
Date: March 2024

SUBJECT TO CONTRACT

