

# Refurbished Trade / Industrial Unit

6,782 SQ FT (630.1 SQ M)



0121 265 7500

TO LET

## Unit G1-2 Minworth Trade Park

Minworth, B76 1AH

- Refurbished unit
- 6.6m eaves height
- LED lighting
- 2 electric shutter doors
- Car parking and loading areas
- Prominent location



### Contact Us

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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 unit 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
- Car parking and loading yard areas provided



Business Rates

The unit has a Rateable Value of £83,000 (2023 RV). 2023/2024 Rates Payable are £42,496.

Service Charge

A service charge is levied for the upkeep and maintenance of the estate. Further details are available on request.

EPC

EPC to be reassessed following refurbishment.

Legal Costs

Each party will be responsible for their own legal costs.

VAT

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



Areas (GIA)

| Unit G1-2        | SQ FT          | SQ M         |
|------------------|----------------|--------------|
| Warehouse        | 6,782.4        | 630.1        |
| <b>TOTAL GIA</b> | <b>6,782.4</b> | <b>630.1</b> |



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ANTI MONEY LAUNDERING

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers/funders/lessee.