



FOR SALE (MAY LET)

MODERN INDUSTRIAL WAREHOUSE
WITH OFFICES, YARD & PARKING

UNIT 17 MAYBROOK BUSINESS PARK, MAYBROOK ROAD, MINWORTH, B76 1AL



22,029 sqft

(2,046.6 sqm) approx (inc canopy)

PV PANELS IN PART & EV CHARGING POINTS PROVIDED

DEMISED YARD AND PARKING AREAS WITH GATES AND FENCING

RARE OPPORTUNITY TO ACQUIRE FREEHOLD PREMISES ON 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.

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.

TENURE

The property is available by way of a freehold sale with vacant possession from Q1 2025. Alternatively, a leasehold disposal may be considered on new FRI terms to be agreed.

RENTAL/ PRICE

Offers sought in the region of £1,950,000 + VAT for the freehold interest. Rent on application.

BUSINESS RATES

2023 Rateable Value £113,000 (Warehouse & Premises)

ACCOMMODATION

AREA	SQM	SQFT
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

EPC

Rating C (64)

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

VIEWING

Strictly via sole joint agents Harris Lamb.

Contact: Neil Slade
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Date: October 2024

SUBJECT TO CONTRACT





