



Unit 8L2 Maybrook Business Park

Minworth Birmingham B76 1AL

High Quality Industrial/ Warehouse Unit **TO LET**

4,037 sq ft (375 sq m)



8L2

Industrial Electronic Services Limited

Electronic Research Development Design Manufacture Repair



Industrial/warehouse unit
to be refurbished



Ground floor
offices



5m minimum
working height



Shared
Loading area



Electrically operated
roller shutter door



Car parking



Maybrook Business Park is a substantial and established estate comprising 36 industrial/warehouse units ranging in size from 2,000 sq ft up to 52,000 sq ft.

Excellent access is provided by the A38 to Birmingham City Centre and the nearby M42/M6/ M6 Toll motorways.

High profile occupiers and excellent nearby facilities

-  J5 M6 2 miles/J9 M42 2 miles/J4a M6 4 miles
-  ASDA supercentre, The Fort Shopping Centre, Minworth Trade Park
-  Peddimore development with thousands of new homes and 2.7 million sq ft of commercial accommodation being built.





Description

The unit will be refurbished to provide:

- 5m minimum working height
- Electrically operated roller shutter door
- LED lighting
- Ground floor offices
- WC facilities
- Demised car parking
- Shared loading area



Indicative image



Indicative image

Accommodation

	sq ft	sq m
Warehouse	2,971	276
Ground Floor Office	1,066	99
Total	4,037	375

Tenure

The unit is available on a new Full Repairing and Insuring lease on terms to be agreed.

Rent

Upon application.

Service Charge

An annual service charge is levied for the maintenance and up-keep of the common areas and security.

Business Rates

Rateable Value (2023) £29,250.

EPC

EPC rating of C(64).

VAT

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



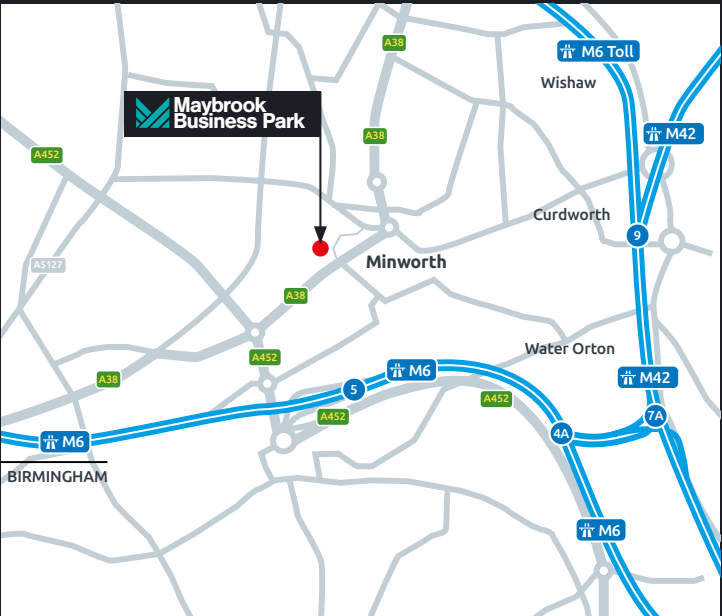


Location

Maybrook Business Park is located to the north of the A38 Kingsbury Road and has excellent links to 5 motorway junctions (M6 J4a, 5 & 6, J9 M42 & T3 M6 Toll) within less than 5 miles. In addition the estate has excellent access to Birmingham City Centre (7 miles) via the A38 and Birmingham International Airport (6 miles).

Communications

M6 Junction 5	2 miles
M6 Toll T1/M42 Junction 9	2 miles
M6 Junction 4a	4 miles
Birmingham Airport	6 miles
Birmingham City Centre	7 miles
Coventry	15 miles
Derby	30 miles



Sat Nav B76 1AL  mirror.fruit.scan

Viewing

For further information or to arrange a viewing contact:



Lambert
Smith
Hampton

0121 236 2066

Alex Eagleton
07594 509 011
aeagleton@lsh.co.uk

Peter Edwards
07354 846 001
pedwards@lsh.co.uk

www.maybrookbusinesspark.co.uk

harrislamb

PROPERTY CONSULTANCY

0121 455 9455

4 Brindleyplace Birmingham B1 2LG
www.harrislamb.com

Neil Slade
07766 470 384
neil.slade@harrislamb.com

Ashley Brown
07887 503 851
ashley.brown@harrislamb.com

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Schroders Capital UK Real Estate Fund
Schroders have an active asset management plan for each of their estates which is being instigated for Maybrook Business Park