



# TO LET

## INDUSTRIAL WAREHOUSE WITH OFFICES & SERVICE YARD

UNIT 29, MINWORTH INDUSTRIAL PARK, MINWORTH, BIRMINGHAM B76 1AH



# 5,218 sqft

484 sqm (approx)

**TO BE FULLY REFURBISHED INCLUDING NEW ROOF WITH NEW TRANSLUCENT ROOF LIGHTS**

**DEDICATED PARKING & LOADING YARD**

**LAST AVAILABLE UNIT ON ESTABLISHED INDUSTRIAL LOCATION**



## LOCATION

The properties are situated on the Minworth Industrial 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 will provide a fully refurbished steel portal frame warehouse with full height brick/block and profile clad elevations surmounted by a new profile clad roof incorporating translucent roof lights. The warehouse will provide a painted concrete floor, LED lighting, 7m eaves and loading access is obtained via a new electric roller shutter door (4.2m w x 4.8m h) leading to a service yard. Car parking is allocated to the front of the properties

To the front of the units, a single storey brick office block is provided offering reception, open plan office space and W/C's with new LED lighting and electric heating.

## ACCOMMODATION

| UNIT 29          | sqft         | sqm          |
|------------------|--------------|--------------|
| Warehouse        | 4,594        | 426.8        |
| Offices          | 624          | 58           |
| <b>TOTAL GIA</b> | <b>5,218</b> | <b>484.8</b> |

## QUOTING RENTAL

£10.00 per sqft

## 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 29 | £30,250 |
|---------|---------|

## EPC

EPC Rating – B (post refurbishment)

## VAT

All rentals quoted are exclusive of any VAT liability.

## MONEY LAUNDERING

The Money Laundering Regulations require identification checks to be undertaken for all parties 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 / Ashley Brown  
Email: neil.slade@harrislamb.com/  
ashley.brown@harrislamb.com  
Mobile: 07766470384 / 07887 503 851

or Joint Agents: Colliers (0121 265 7500)

DATE: DECEMBER 2025

SUBJECT TO CONTRACT

(ADJOINING UNIT SHOWN POST REFURBISHMENT)



