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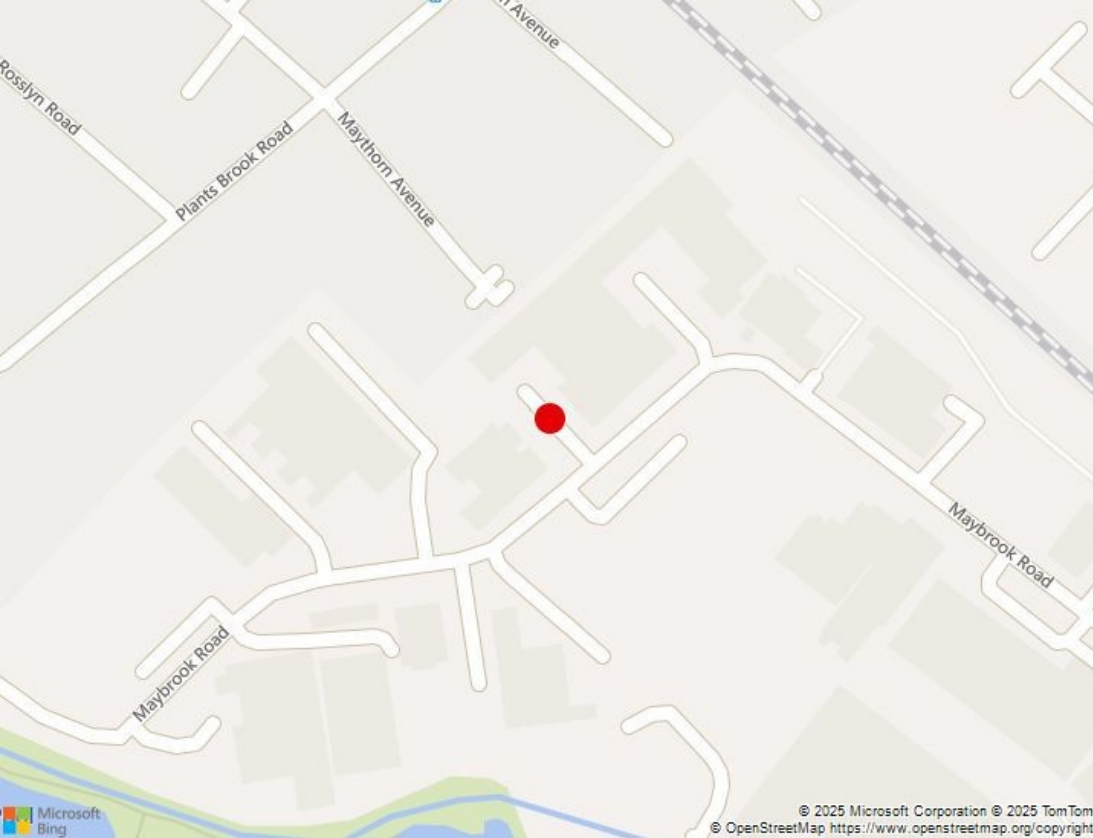
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MODERN MID-TERRACE INDUSTRIAL BUILDING - TO LET

Unit 10C, Maybrook Business Park, Maybrook Road, Sutton Coldfield, West Midlands, B76 1AL

2,105 SqFt (195.55 SqM) | On application





KEY FEATURES

- The property is situated at the end of Maybrook Road just off the A38
- Excellent transport links
- 3 car parking spaces at the front
- Popular commercial location within established business park
- Well presented
- Roller Shutter access

LOCATION

The premises are situated within the established Maybrook Business Park in the Minworth district of Sutton Coldfield. The business park is approached from the A38 Kingsbury Road or Walmley Ash Road via Forge Lane. The location is excellently placed for access to the Midland motorway network including Junctions 5 & 6 of the M6, Junction 9 of M42 and Junction T1 M6 Toll. The property is 3-4 miles from Sutton Coldfield railway station allowing direct access to Birmingham New Street/Grand Central. There are numerous bus links that run through Minworth enabling connectivity to Sutton Coldfield, Birmingham City Centre and other northern Birmingham suburbs.

DESCRIPTION

The property comprises a modern mid terrace industrial premises incorporating single-storey office and ancillary accommodation towards the front. The property benefits from roller shutter access. (2.24m x 3m) and a minimum eaves height of 3.65m. The property has the benefit of 3 car parking spaces at the front.

Area	SqFt	SqM
Warehouse	1,731	160.81
Ancillary/Office	374	34.74
Total Floor Area	2,105	195.55



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TERMS

The property is available on the basis of a sub letting/or assignment.

The property is subject to an occupational lease dated the 16th August 2024 for a term of 5 years expiring 16th August 2029, at a passing rent of £25,650 per annum exclusive.

The premises may also be available by way of a new full repairing and insuring lease for a term of years to be agreed.

SERVICE CHARGE

A Service Charge is payable towards the costs of maintenance of common areas and landscaping.

EPC

Energy Performance Rating C-69. Certificate available on request.

BUSINESS RATES

Rateable Value £21,250 obtained from the Valuation Office Rating List.

Interested parties are advised to make their own enquiries with the Local Authority (Birmingham) for verification purposes.

MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

VIEWING

Strictly by prior appointment, please contact:



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Or alternatively by joint agents:

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