

# unit 3

MAYBROOK BUSINESS PARK ■ MINWORTH ■ B76 1AL

CANMOOR



## Refurbished Industrial/Warehouse Unit 9,177 sq ft (852.57 sq m) **TO LET**

- Refurbished to 'as new' finish
- Suitable for a variety of uses
- Prime estate road frontage
- Large car parking and yard areas
- 5m Eaves height
- Electrically operated shutter doors
- Low energy lighting
- Open plan office space

# BIRMINGHAM

## DESCRIPTION

The premises comprise a newly refurbished industrial/warehouse building with single storey offices and demised car parking. The unit benefits from a painted concrete floor, 5m eaves & electrically operated insulated shutter doors. The office block provides an open plan carpeted office benefitting from CAT II lighting, security shutters, male & female WC's and kitchen facilities. Externally the premises benefits from separate loading yard and car parking areas.



## LOCATION

The premises is located on the Maybrook Business Park, a popular estate extending to approximately 15 acres with occupiers including NHS, Accles & Shelvoke, Edmundson Electrical and Heaven Sends.

Junction 5 of the M6 Motorway and Junction 9 of the M42 Motorway are approximately 2 miles distant via the A38 Kingsbury Road which provides good access into Birmingham City Centre and Lichfield to the North.

ACCOMMODATION	SQ FT	SQ M
Warehouse	8,116	754
Office	1,061	98.57
<b>TOTAL GIA</b>	<b>9,177</b>	<b>852.57</b>

## TENURE

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

## RENT

On application

## VAT

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

## SERVICE CHARGE

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

## PLANNING

Industrial and warehouse uses within B1, B2, or B8 of the Town & Country Use Classes Order. Interested parties should contact Birmingham City Council.

## EPC

The property has an Energy Performance Certificate Rating of C:73.

## VIEWING

Strictly through joint sole agents.



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