

Sampson Moore

PROPERTY INVESTMENT CONSULTANTS

OFFICE SPACE

TO LET

541 and 843 sq ft



UNIT 16 MAYBROOK INDUSTRIAL ESTATE

MINWORTH B76 1AL

- Two first floor office suites to the front of warehouse building.
- 541 & 843 sq ft.
- All-inclusive rents.
- Parking to front.
- 9am to 5pm access.
- Lease terms negotiable.

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LOCATION

Minworth lies to the north-west of Birmingham and has good access to the M6 at Junction 5 and the M42 at Junction 9.

Maybrook Industrial Estate is an established industrial and commercial area and lies just to the north of the A38 trunk road. Unit 16 is found at the far end of Maybrook Road.

DESCRIPTION

The property forms part of an industrial warehouse building of portal frame construction. The elevations to the front offices are of brick.

The available space comprises 2 office suites to the first floor at the front of the property with carpeted floors, suspended ceilings with recessed lighting, radiators and double-glazed windows. Each suite has its own WC. Access to the suites is via the self-storage reception with hours of 9am to 5pm.

Suite 1 is open plan and includes a kitchen corner, with separate WC.

Suite 2 is divided into a central area with 2 individual offices, storeroom, kitchen and separate WC. Suite 2 is currently occupied with the tenant due to vacate. It will be redecorated prior to a new tenant taking occupation.

Tenants will get a parking allocation to the front of the property.

ACCOMMODATION

	<u>sq ft</u>	<u>sq m</u>
Suite 1	541	50.2
Suite 2		
Office	825	76.6
Kitchen	<u>18</u>	<u>1.7</u>
	843	78.3

TERMS

Ideally a tenant is sought to take a lease of 1 year plus. However, shorter/more flexible terms may be considered.

RENT

Suite 1	£850 pcm plus VAT	(£10,200 pa plus VAT)
Suite 2	£1300 pcm plus VAT	(£15,600 pa plus VAT)

These rents are all-inclusive and include rent, rates, utilities (heating and lighting).

EPC rating

D (79).

LEGAL COSTS

Each party to bear their own legal costs.

FURTHER INFORMATION

Please contact:

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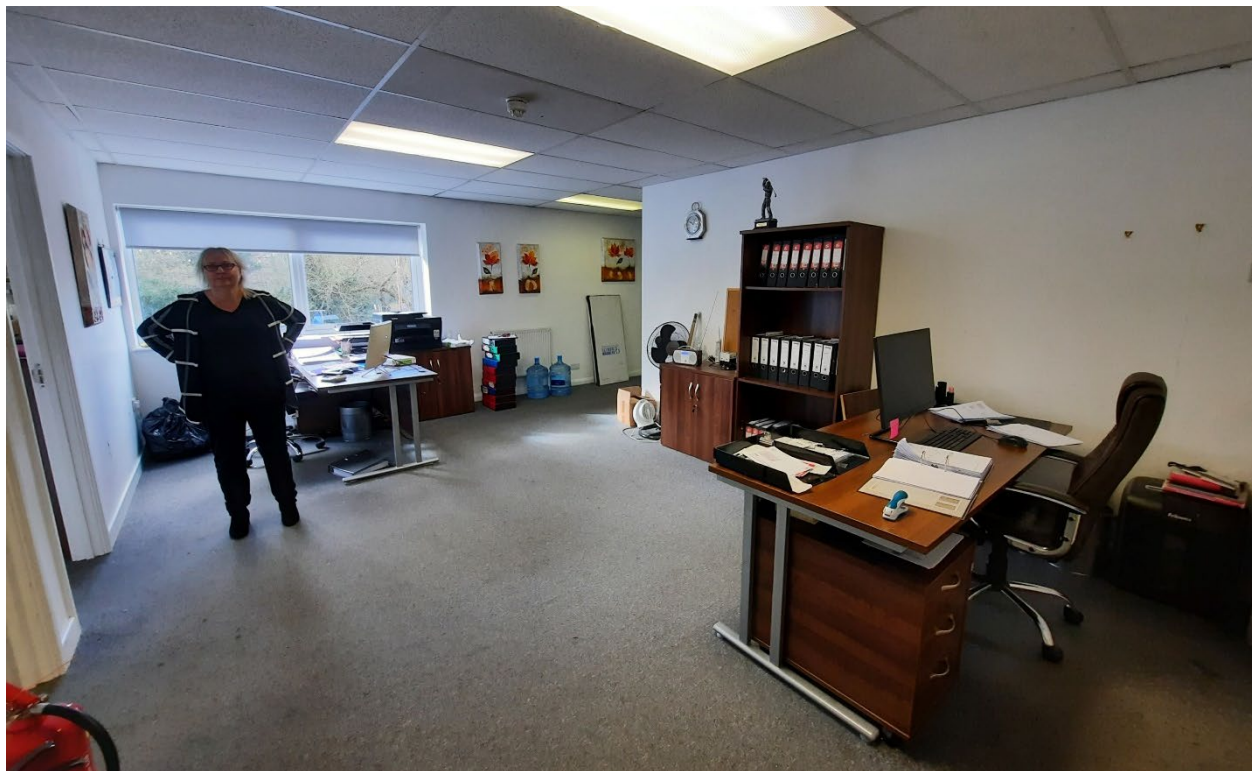
SUBJECT TO CONTRACT AND EXCLUSIVE OF VAT

MISREPRESENTATION ACT 1967

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Suite 1



Suite 2

