

Industrial / Warehouse Unit FOR SALE / TO LET.



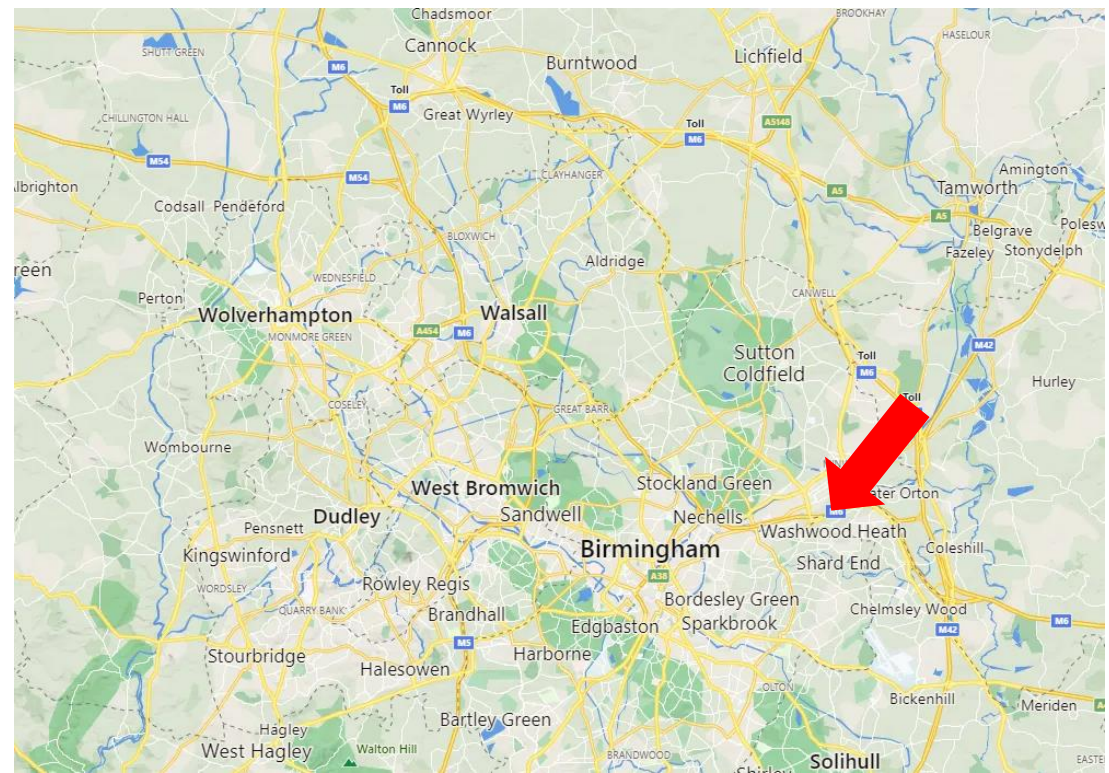
*Unit 2, Forge Industrial Park, Minworth, Sutton Coldfield, B76 1AH.
5,890 SQ FT (547.20 SQ M).*



PROPERTY SUMMARY.

The property comprises a brand new industrial warehouse unit of steel portal frame construction, finished to a shell specification. The property benefits from the following specification:

- Up to circa 8.4m clear internal height
- Level access electric loading door
- First floor suitable for storage or fitout as office space
- 15% warehouse roof lighting
- On site car parking facilities
- Electric vehicle charging points
- Yard area within a secured premises



LOCATION.

The property is located within Forge Industrial Park, situated fronting Forge Lane in Minworth and close to the junction of Sutton Coldfield bypass (A38) and Kingsbury Road (A4097), one of Birmingham's most established industrial locations.

The nearby communication links provide direct access to the motorway network via the A452 and A38, in particular Junction 5 of the M6 Motorway, Junction 9 of the M42 Motorway, and also direct access to the M6 Toll.



FLOOR AREA.

We have been provided with the following GIA floor areas which are as follows:

Description	KF Areas (GIA)	
	Area Sq Ft	Area Sq M
Warehouse	4,920	457.08
Mezzanine	970	90.12
Total	5,890	547.20

TERMS.

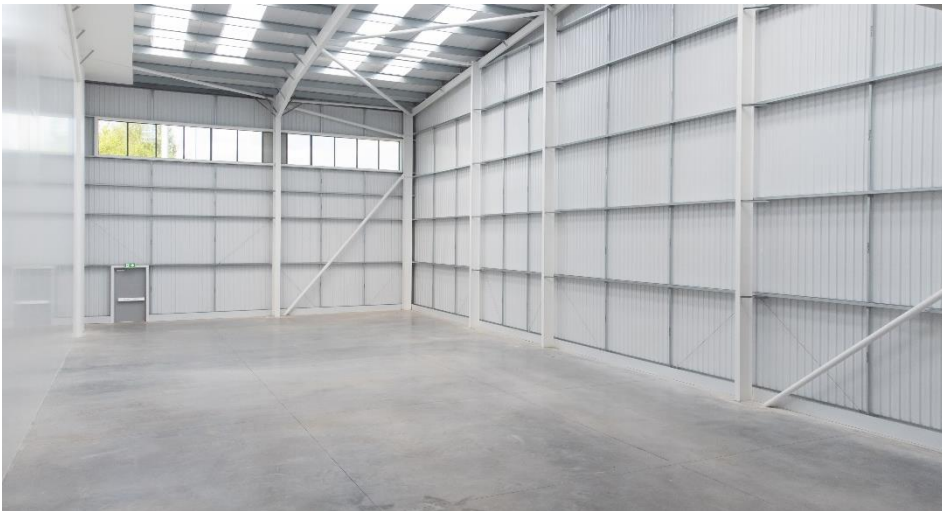
The premises are available to purchase or available to rent on new fully repairing and insuring lease terms for a term to be agreed.

PRICE / RENT.

On application

SERVICES.

We understand that all mains services are connected to the site however interested parties are advised to satisfy themselves that this is the case, and that they are in good working order. The agents have not tested any apparatus on site and therefore cannot verify the condition.



EPC.

Available upon request.

RATEABLE VALUE.

To be assessed by the relevant authority.

SERVICE CHARGE.

A contribution towards the maintenance costs of the site and a charge for the building insurance will be levied.

LEGAL COSTS.

Each party is to cover their own legal and surveyors costs on any transaction.

VAT.

VAT may be payable on any transaction at the prevailing rate.



Contact.



For further information, or to arrange a viewing, please contact the Industrial Agency Team:

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VAT: The VAT position relating to the property may change without notice.

Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions.

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[Particulars dated [14/02/2022]. Photographs and videos dated [14/02/2022].]

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