

*Modern Industrial Warehouse Unit Available*

**TO LET**



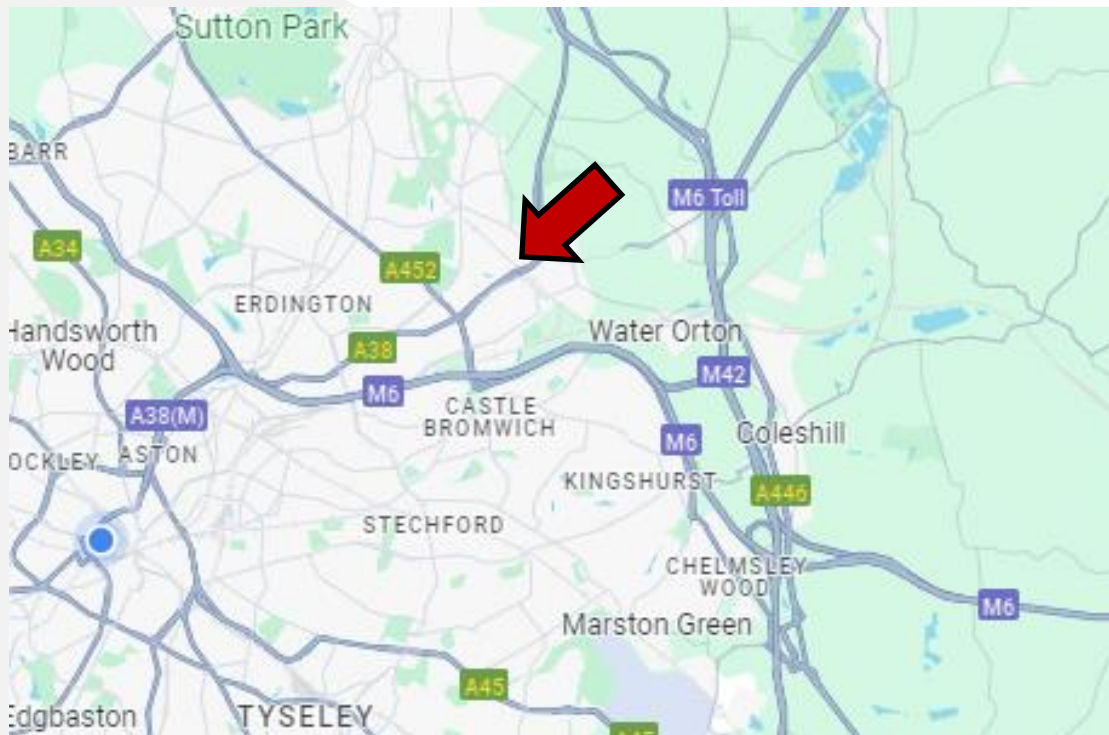
**Unit 8, Forge Industrial Park, Minworth, Sutton Coldfield, B76 1AH**  
**4,488 SQ FT (416.95 SQ M)**



## 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.



## DESCRIPTION

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:

- 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

## ACCOMODATION

Description	KF Areas (GIA)	
	Area Sq Ft	Area Sq M
Warehouse	3,553	330.08
Mezzanine	935	86.86
<b>Total</b>	<b>4,488</b>	<b>416.95</b>



## TERMS

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

## RENT

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On application

## LEGAL COSTS

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

## VAT

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

## SERVICES

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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.

## RATEABLE VALUE

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To be assessed by the relevant authority.

# Contact.

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

## BEN FARWELL

+44 121 233 6441

+44 7814 294 325

[ben.farwell@knightfrank.com](mailto:ben.farwell@knightfrank.com)

## CHARLES SHEPHARD

+44 121 233 6431

+44 7976 666 061

[Charles.shephard@knightfrank.com](mailto:Charles.shephard@knightfrank.com)



Birmingham

0121 200 2220

[KnightFrank.co.uk](https://www.knightfrank.co.uk)

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[Particulars dated [ 26.06.2024 ]. Photographs and videos dated [2023]

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