



# Unit 11 Maybrook Business Park

Minworth Birmingham B76 1AL

# High Quality Industrial/ Warehouse Unit **TO LET**

16,684 sq ft (1,550 sq m)



Refurbished industrial/  
warehouse unit



5.75m minimum  
working height



2 Electrically operated  
roller shutter doors



Two Storey Offices



Dedicated yard



On-site car parking



Maybrook Business Park is a substantial and established estate comprising 36 industrial/warehouse units ranging in size from 2,000 sq ft up to 52,000 sq ft.

Excellent access is provided by the A38 to Birmingham City Centre and the nearby M42/M6/ M6 Toll motorways.



## High profile occupiers and excellent nearby facilities



J5 M6 2 miles/J9 M42 2 miles/J4a M6 4 miles



ASDA supercentre, The Fort Shopping Centre, Minworth Trade Park



Peddimore development with thousands of new homes and 2.7 million sq ft of commercial accommodation being built.





### Description

The refurbished unit provides:

- 5.75m minimum working height
- 2 Electrically operated roller shutter doors
- Two storey office accommodation
- Demised car parking
- LED lighting

### Accommodation

	sq ft	sq m
Warehouse	11,722	1,088
Ground Floor Offices	3,724	347
First Floor Offices	1,238	115
Total	16,684	1,550

### Tenure

The unit is available on a new Full Repairing and Insuring lease on terms to be agreed.

### Rent

Upon application.

### Service Charge

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

### Business Rates

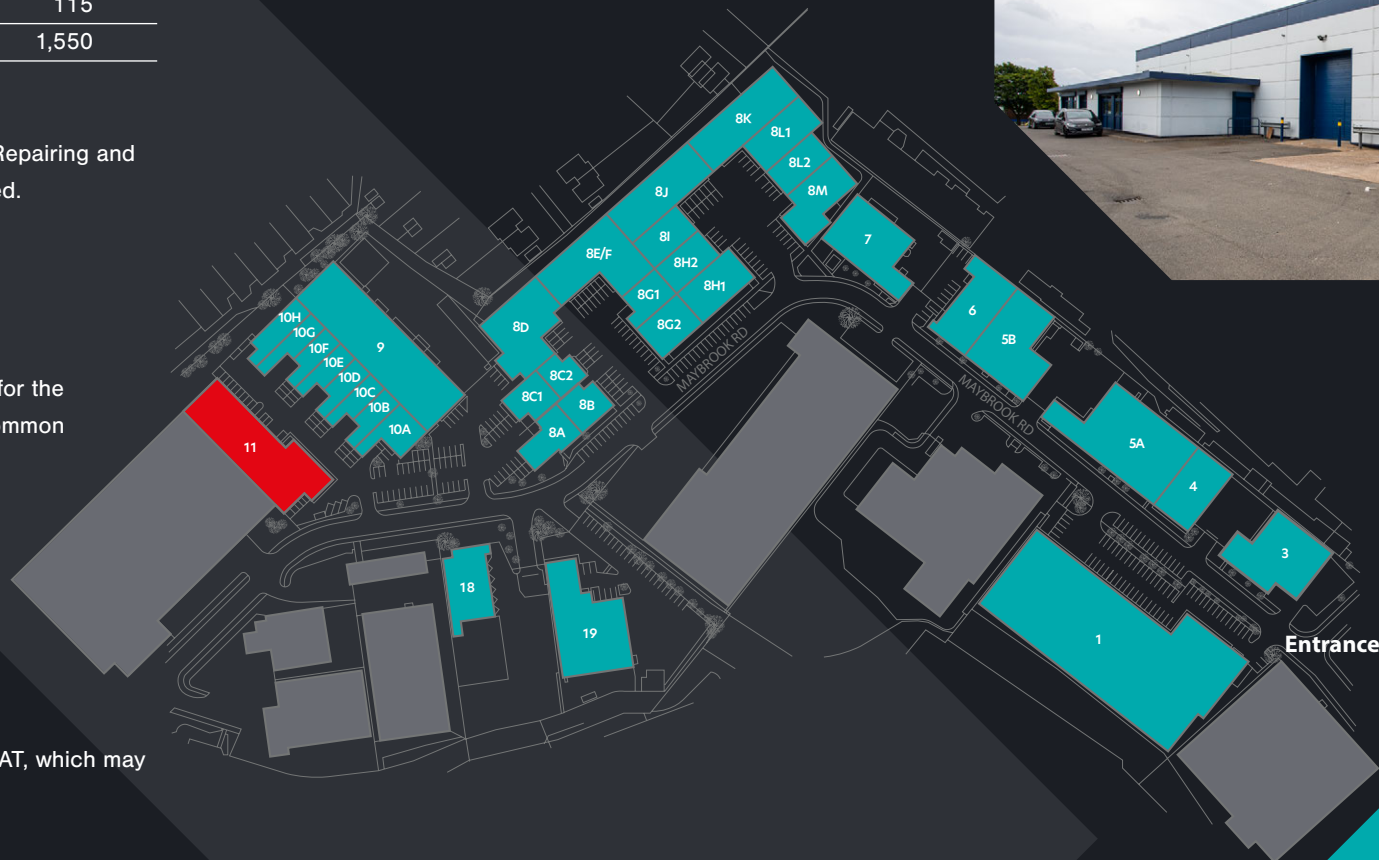
Rateable Value (2023) £93,000.

### EPC

EPC rating of C(67).

### VAT

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



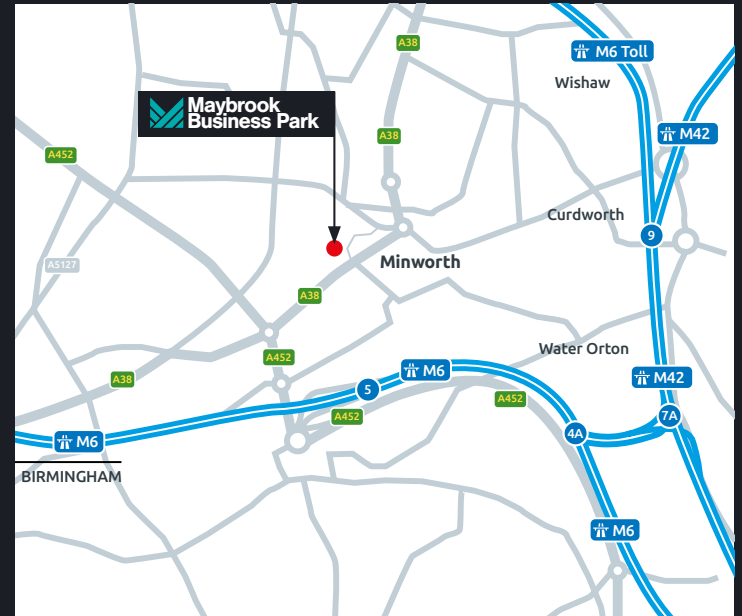


### Location

Maybrook Business Park is located to the north of the A38 Kingsbury Road and has excellent links to 5 motorway junctions (M6 J4a, 5 & 6, J9 M42 & T3 M6 Toll) within less than 5 miles. In addition the estate has excellent access to Birmingham City Centre (7 miles) via the A38 and Birmingham International Airport (6 miles).

### Communications

M6 Junction 5	2 miles
M6 Toll T1/M42 Junction 9	2 miles
M6 Junction 4a	4 miles
Birmingham Airport	6 miles
Birmingham City Centre	7 miles
Coventry	15 miles
Derby	30 miles



Sat Nav B76 1AL  [angle.income.transit](http://angle.income.transit)

### Viewing

For further information or to arrange a viewing contact:



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Schroders Capital UK Real Estate Fund  
Schroders have an active asset management plan for each of their estates which is being instigated for Maybrook Business Park