



# UNIT 28 MAYBROOK ROAD

Maybrook Business Park | Minworth | Birmingham B76 1AL

## FOR SALE FREEHOLD

Warehouse & Office Accommodation  
31,324 sq ft on a site of 2.92 acres

ON BEHALF OF  
THE ADMINISTRATORS OF THE HAULAGE GROUP LTD



EXTENSIVE YARD SPACE  
(LOW SITE COVERAGE 23.2%)



ESTABLISHED ESTATE



EXCELLENT MOTORWAY LINKS



VIEW VIDEO





## 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 Airport (6 miles).

Surrounding occupiers include:



## DESCRIPTION

The property comprises a secure gated and fenced site, with an extensive concrete surfaced yard area, currently used for transport and distribution purposes.

The warehouse accommodation is of steel portal frame construction with brick / block elevations with internally lined double sheet metal clad roof incorporating translucent roof lights.

The accommodation is internally separated in to three interconnecting spaces with 10 full height roller shutter/ up and over shutter access doors.

Constructed to the front elevation is a two storey office block under a flat roof, of brick construction incorporating uPVC double glazed windows.



## AMENITIES

- Eaves heights ranging from 4.8m up to 6.4m
- MOT facility and lorry repair bay
- Three HGV inspection pits
- Site wide CCTV
- 42 car parking bays (inc. 2 EV charging points)



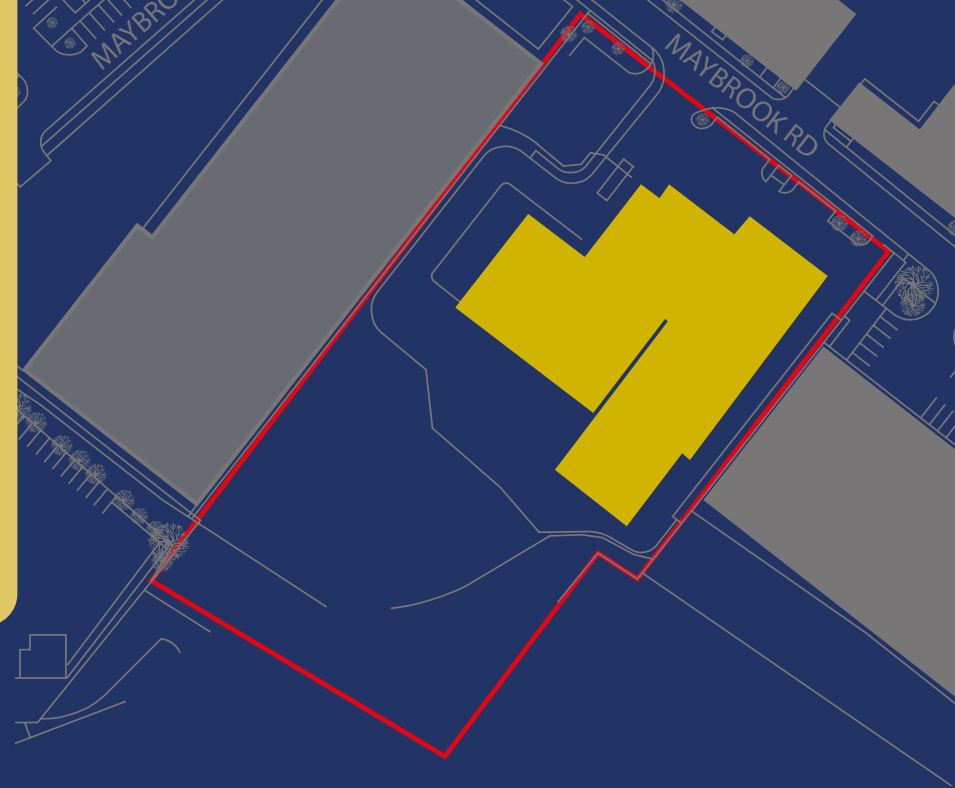
## COMMUNICATIONS

	Miles
M6 J5	2
M6 Toll T1/M42 J9	2
M6 J4a	4
Birmingham Airport	6
Birmingham City Centre	7
Coventry	15
Derby	30





ACCOMMODATION	SQ M	SQ FT
Ground Floor Offices	170.20	1,831
First Floor Offices	170.20	1,831
Main Warehouse	1,170.10	12,595
Second Warehouse	435.80	4,691
Workshop	963.80	10,375
<b>TOTAL</b>	<b>2,910.10</b>	<b>31,324</b>



### SERVICES

We understand the property has access to all mains services. The offices also have a gas central heating system installed servicing wall mounted radiators. All fixtures, fittings, services and the suchlike remain untested by the agents and as such no warranty as to their condition or suitability can be provided.

### PLANNING

We are informed that the property has planning consent for use as a warehouse and offices. At the time the buildings were constructed, this normally would have fallen under Use Classes B1 B2 & B8. The property may be suitable for a range of uses subject to planning. Enquiries regarding your proposed use of the property should be discussed with Birmingham City Council planning department.

### TENURE

We understand that the property is freehold (Land Registry No. WK22401). Title documentation is available on request.

### BUSINESS RATES

The property is currently assessed for Business Rates with an April 2023 rateable value of £194,000.

### VAT

Any figures agreed or quoted will be exclusive of VAT. The agents are informed that the purchase price may be subject to VAT at the prevailing rate.

### EPC

The building has been assessed as D(99). A copy of the EPC certificate is available on request.

### LEGAL COSTS

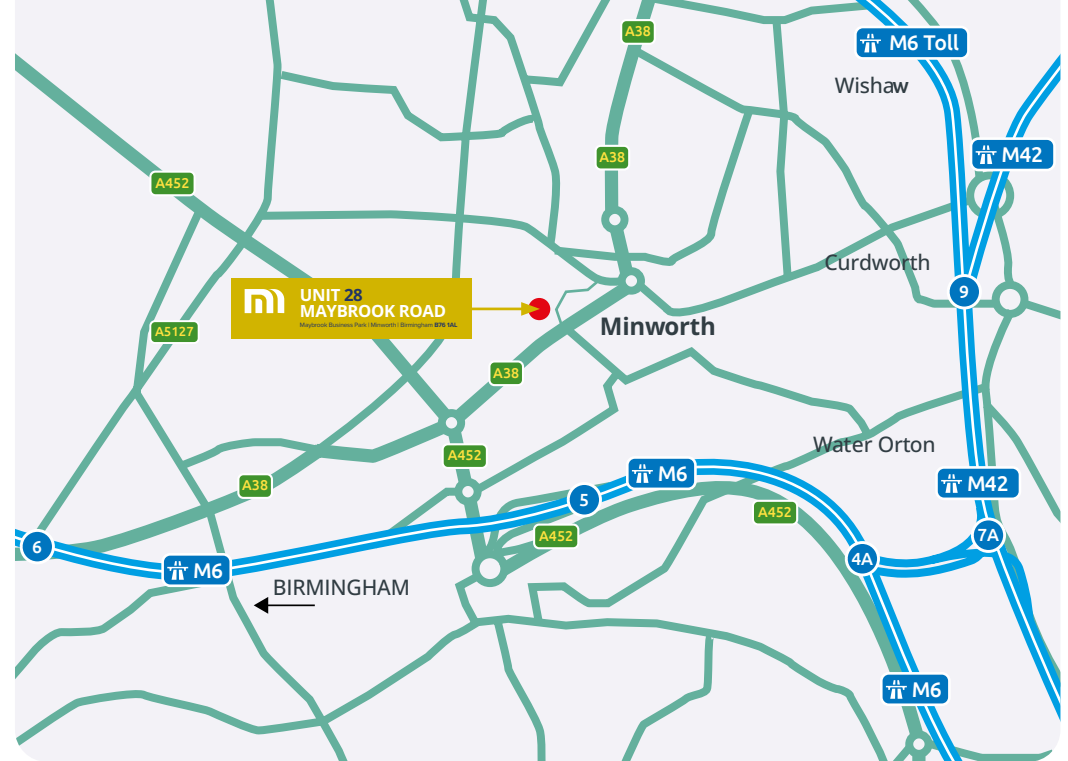
Each party to be responsible for their own legal costs incurred in any sale.

### TERMS

The property is available with unconditional offers sought in excess of £3,750,000.

Please note that the Administrators of the Haulage Group Ltd will not offer any warranties or guarantees in respect of any sale, as is typical in the case of such transactions.





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**SAT NAV:** B76 1AL

 VIEW VIDEO

### VIEWING

For further information or to arrange a viewing please contact:

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