

TO LET - 369,608 sq ft (34,338 sq m)

LegatOwen
CHARTERED SURVEYORS
01244 408200
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DC5 Prologis Park, Midpoint Way, Minworth, Birmingham B76 9EH

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Location

Prologis Park, Minworth is a prime midlands logistic location on a well established and highly sought-after site. Situated within the heart of the Golden Triangle of logistics, 3 miles from junction 9 of M42, 2 miles from junction 5 of M6 and 18 miles from M42/M40 interchange.

Specification

The unit comprises a modern steel portal frame warehouse building, built in 2013.

- Self contained site
- Two storey office accommodation
- Clear internal height: 15m
- Dock level doors: 56
- Ground level doors: 8
- Car spaces: 235
- Trailer spaces: 180
- Canopies to north and south gables provide over 41,000 sq ft of covered space

Lease Terms

The property is available by way of an assignment of the current lease which expires on 28th November 2028.

There is a rent review on 29th November 2023.

Rental

Rent upon application.

EPC

The property has an Energy Performance Rating of A-16.

Accommodation

	Sq M	Sq Ft
Warehouse	32,709.98	352,087
Two storey office	1,129.89	12,162
Two storey hub office	476.64	5,131
Gatehouse	21.22	228
Total GIA	34,337.73	369,608

Canopies 3,812.6 41,038
Site area : 21.12 acres (8.54 Ha)
Site cover 40.2%

Business Rates

The current Rateable Value is understood to be £2,010,000. Interested parties are advised to make their own enquiries.

Services

It is understood the property benefits from all mains services. (Interested parties are advised to make their own investigations.)

VAT

All rents and prices quoted are exclusive of VAT.

Viewing

Peter Johnston

Sam Tarjomani

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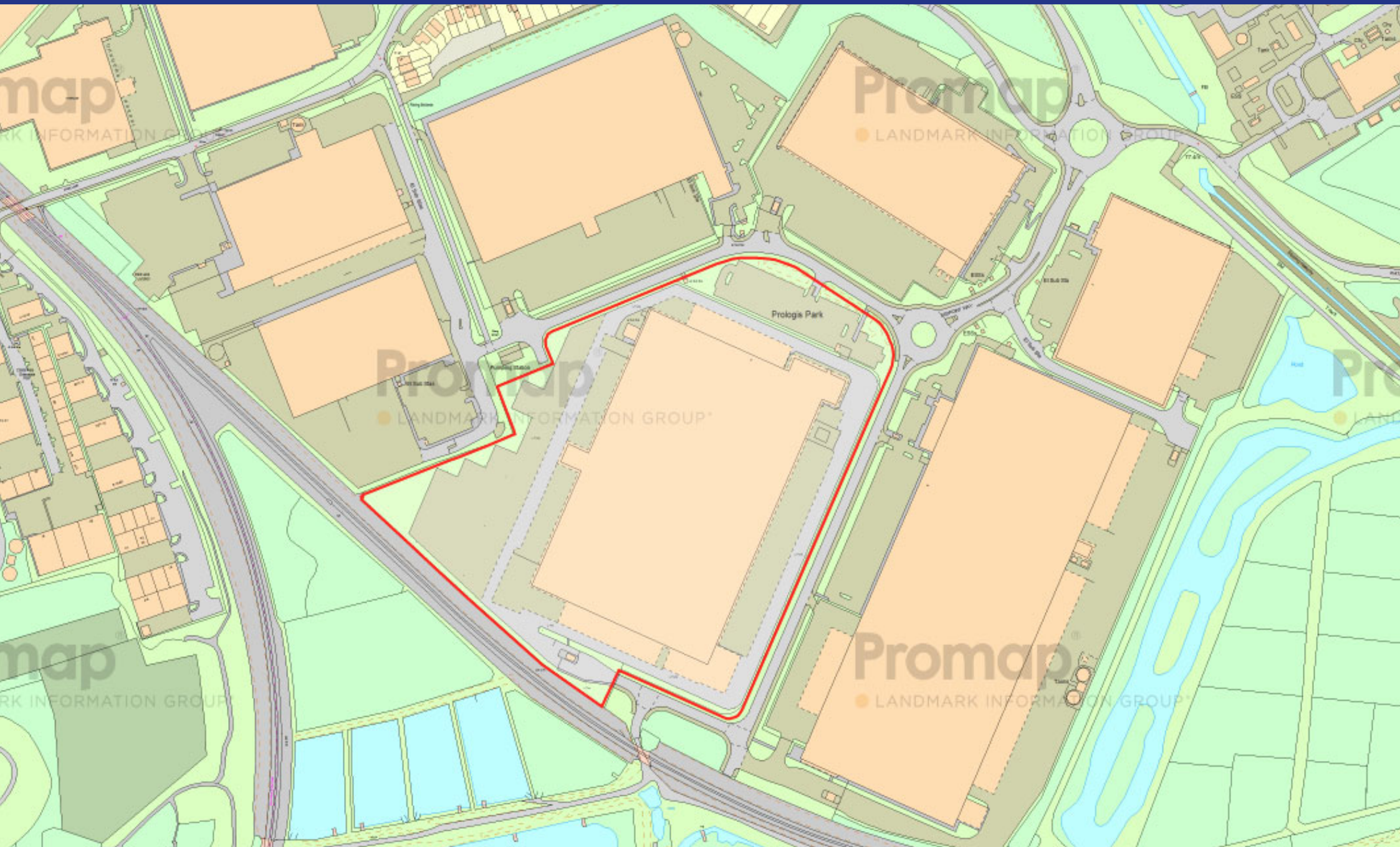
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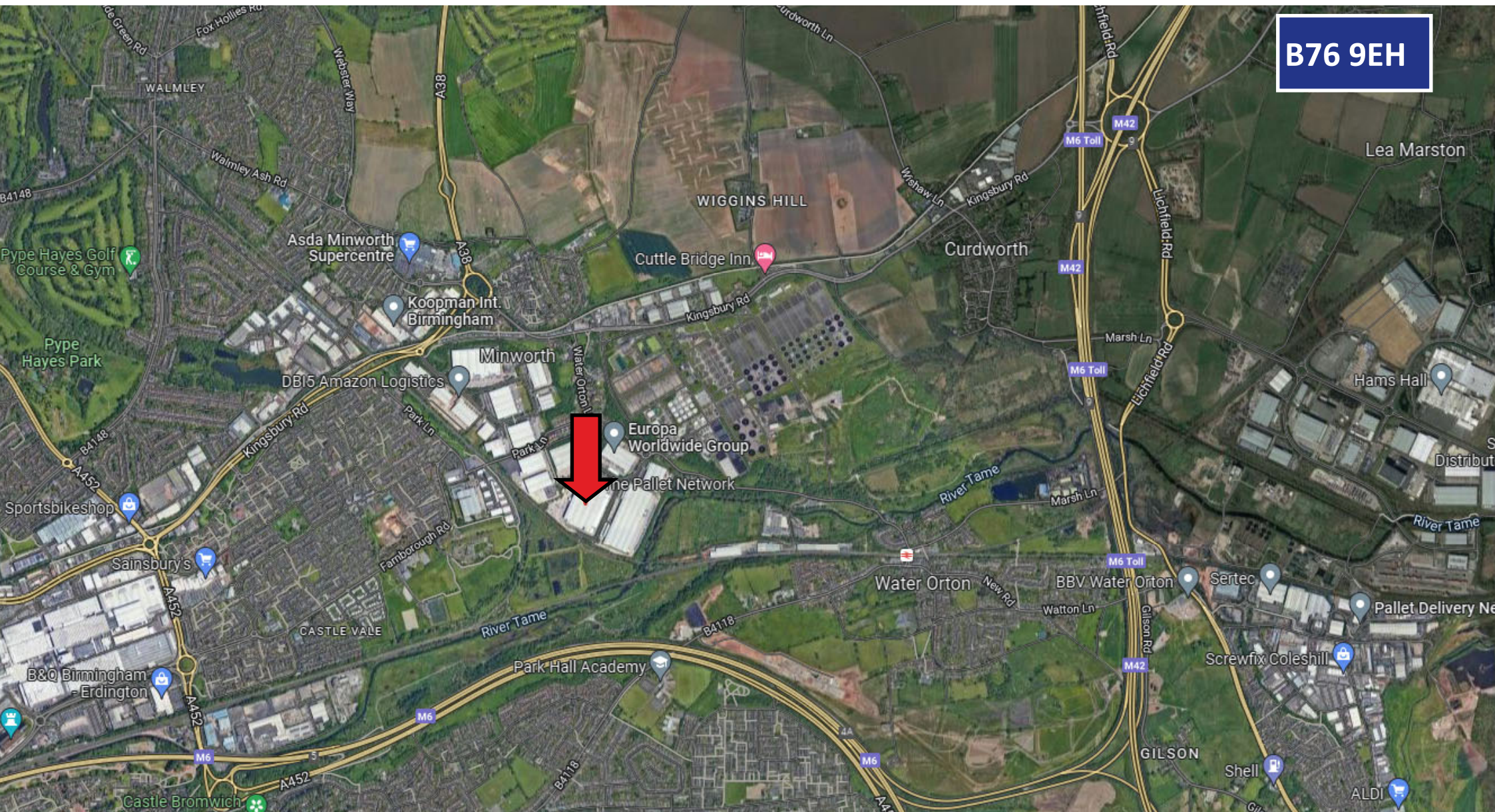
Mob: 07721 885 148

Mob: 07939 360 269

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