



TO LET

UNITS TO BE FULLY REFURBISHED – AVAILABLE SPRING 2024

MODERN WAREHOUSE PREMISES WITH OFFICES and SERVICE YARD

UNIT 28 & UNIT 30, MINWORTH INDUSTRIAL PARK, MINWORTH, B76 1DH



TYPICAL UNIT AS SHOWN FOR INDICATIVE PURPOSES

5,000 sqft (approx)

TO BE FULLY REFURBISHED INCLUDING NEW ROOF

DEDICATED PARKING & LOADING YARD

NEW LED LIGHTING AND REFURBISHED OFFICES





LOCATION

The properties are situated on the Minworth Industrial Park, lying adjacent to the A38 which provides good access to Lichfield to the north and Birmingham City Centre to the south. Junction 9 of the M42 motorway lies approximately 2 miles distant and access to the M6 Toll can also be obtained at this Junction. The A38 provides access to Junctions 5 and 6 of the M6 Motorway and Birmingham City Centre, which lies approximately 5 miles to the southwest.

DESCRIPTION

The properties are to be fully refurbished for delivery Q1 2024 and will provide a steel portal frame warehouses with full height brick/block and profile clad elevations surmounted by a new profile clad roof incorporating translucent roof lights. The warehouse will provide a painted concrete floor, LED lighting, 7m eaves and loading access is obtained via roller shutter doors (4.2m w x 4.8m h) leading to a service yard. Car parking is allocated to the front of the properties.

To the front of the units, a single storey brick office block is provided offering reception, open plan offices and W/C's.

ACCOMMODATION

UNIT 28	sqft	sqm
Warehouse	4,573.6	424.9
Offices	588.8	54.7
TOTAL GIA	5,162.4	478.6
UNIT 30		
Warehouse	4,617.8	429.0
Offices	592.0	55.0
TOTAL GIA	5,209.8	484.0

QUOTNG RENTAL

On application from the agents

TOWN PLANNING

We understand that the premises have an existing consent for industrial and warehousing purposes. Applicants are advised to make their own enquiries with Birmingham City Council.

SERVICES

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

SERVICE CHARGE

A service charge is levied for the maintenance of common areas and estate security. Further details available from the agents.

BUSINESS RATES (2023 RV)

Unit 28	£31,750
Unit 30	£30,000

EPC

EPC Rating – to be re-assessed following refurbishment.

VAT

All rentals and prices quoted are exclusive of any VAT liability.

MONEY LAUNDERING

The Money Laundering Regulations require identification checks to be undertaken for all parties purchasing/leasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing/leasing entity.

LEGAL COSTS

Each party to pay their own legal costs.

VIEWING

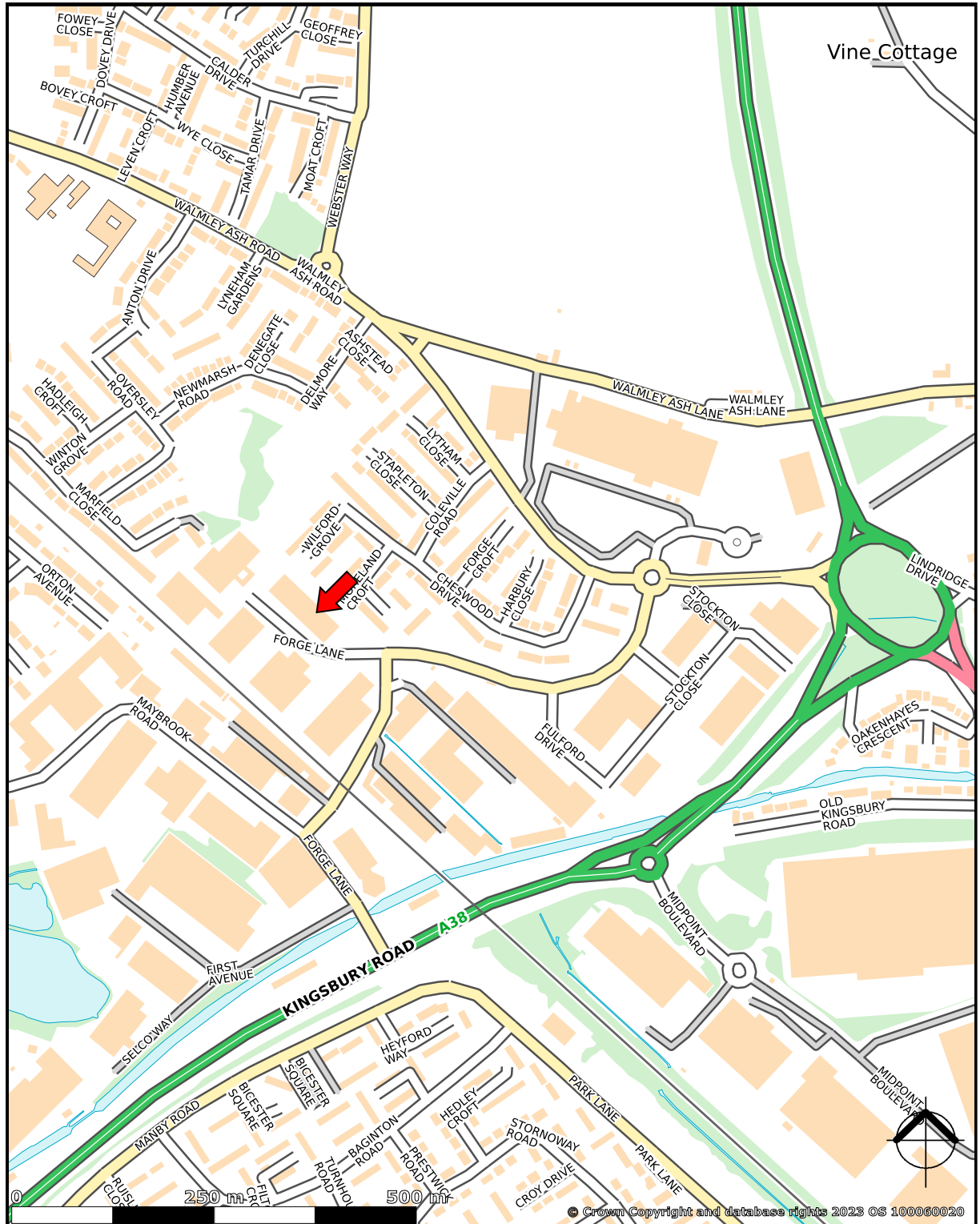
For further information or to arrange a viewing please contact the joint sole agents:

Harris Lamb

Contact: Neil Slade
Email: neil.slade@harrislamb.com
Mobile: 07766470384

or Joint Agents: Colliers
Ref: G2837
Date: October 2023

Subject To Contract



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Plotted Scale - 1:7,500