



To Let
TRADE /
WAREHOUSE
UNIT

UNIT A4
MINWORTH TRADE
PARK
MINWORTH
BIRMINGHAM
B76 1DH

8,095 sq ft GIA
(752.03 sq m)

- Modern Unit
- Excellent condition
- Very Accessible Location
- Established Trade Park

Description

The unit comprises a modern end of terrace trade warehouse unit which could equally be used for warehouse storage and distribution. It has ground floor showroom style glazing to the front, to the rear of which is clear open internal warehouse space with good natural light and an eaves height of approximately 7m (23 ft). To the front there is a service access door, five dedicated car parking spaces and service delivery access.

The unit is fitted mostly to shell condition although it is currently being used for short term storage.

Location

Minworth Trade Park lies towards the north eastern edge of the Birmingham conurbation 6 miles from the city centre, and on the southern edge of Sutton Coldfield, 3 miles from the town centre. It adjoins the A38(T) dual carriageway only 2.25 miles from the M42 (junction 9) and M6 Toll, and as such benefits from excellent accessibility to the whole of the West Midlands (2016 population 5,800,734).

Other occupiers on the Trade Park include, Magnet, ToolStation, Eurocell, BSS Group, Howdens, Travis Perkins, Screwfix.

Accommodation

The property has the following approximate gross internal floor area:

Description	Sq M	Sq Ft
Unit A4 - Warehouse	752.03	8,095
Total	752.03	8,095

There are five car dedicated parking spaces to the front including one suitable for disabled persons.

EPC

The EPC certificate has an energy rating of "C (59)"

Rateable Value

The premises have yet to be assessed for business rates.

Terms

The unit is immediately available on a new sublease to October 2023 at £10.60 per sq ft, to be contracted out of sections 24-28 of the Landlord and Tenant Act 1954.

Viewing and Further Information

Strictly by appointment only with the sole agents:

James Carver BSc Hons MRICS

0121 269 0022 / 07901 710668

james.carver@sw.co.uk

Peter Heron MRICS

0113 221 6140 / 07843 634158 / peter.heron@sw.co.uk

Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not make or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008; Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.

Sanderson Weatherall LLP Registered in England company number OC 344 770
Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL

May 2019