



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:

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