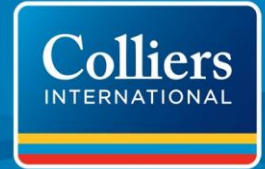


TO LET

Industrial / Warehouse Premises



J1 & J2 Minworth Trade Park Minworth Birmingham B76 1DH

- Located in an established commercial location
- Within 2 mile to Junction 5 of M6
- Modern warehouse with offices
- Minimum eaves height of 6.5m
- Generous yard with car parking

15,000 sq ft (1,393.53 sq m)

CONTACT US

Viewing is strictly by prior appointment
with Colliers International, through:

Simon Norton
Industrial & Logistics
+44 121 265 7513
simon.norton@colliers.com

Tom Arnold
Industrial & Logistics
+44 121 265 7625
tom.arnold@colliers.com

Colliers International
Eleven Brindleyplace
2 Brunswick Square
Brindleyplace
BIRMINGHAM
B1 2LP
+44 121 265 7500

www.colliers.com/uk/industrial

J1 & J2 Minworth Trade Park, Minworth, Birmingham, B76 1DH

LOCATION

The premises are situated on the Minworth Trade 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.

Occupiers include Screwfix, Magnet Kitchens, Travis Perkins, BSS Group and Howdens.

DESCRIPTION

- The semi-detached property has been fully refurbished to include:
- Minimum eaves height of approximately 6.5m
- Steel portal frame construction
- Full height brick/block/clad elevations with new micro rib insulated profiled composite metal wall cladding to front and side elevations
- New profiled insulated roof cladding system with HPS colour coat finishes, including integral roof lighting to provide 10% coverage of proposed floor area
- Fully refurbished concrete floor slab encapsulated and sealed.
- 70KVA 3 phase power supply, gas and water available
- New insulated PPC metal roller shutter doors to large access doors.
- New mezzanine structure providing office facilities at first floor level. Offices to include carpet finishes, painted walls and suspended ceilings with integrated lighting.
- Generous dedicated separate car parking area in front and side of the unit

ACCOMMODATION

Gross internal areas approximately:

	Sq ft	Sq m
Warehouse	15,614	1,393.53
Office	1,849	171.78
Total	17,463	1,565.31

LEASE TERMS

The units are available on a new full repairing and insuring lease for a term to be agreed.

RENT

£7.50 per sq ft

SERVICE CHARGE

A service charge is levied to cover the communal costs and services for the estate. Contact the agents for further details.

RATEABLE VALUE

Interested parties are advised to make their own enquiries with Valuation Office Agency.

VAT

All rentals and prices quoted are exclusive of any VAT liability

EPC RATING

To be re-assessed.

PLANNING

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

LEGAL COSTS

Each party to bear their own legal and surveyor costs incurred in the transaction.

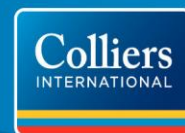
VIEWING

Strictly by prior appointment with Colliers International on 0121 265 7633 or our joint agents Harris Lamb on 0121 455 9455

Misrepresentation Act

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J1 & J2 Minworth Trade Park, Minworth, Birmingham, B76 1DH



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