

Units 12-15 Maybrook Business Park. FOR SALE/TO LET



63,901 SQ FT (5,936 SQ M).
Maybrook Road, Birmingham,
B76 1AL.



Property Summary.

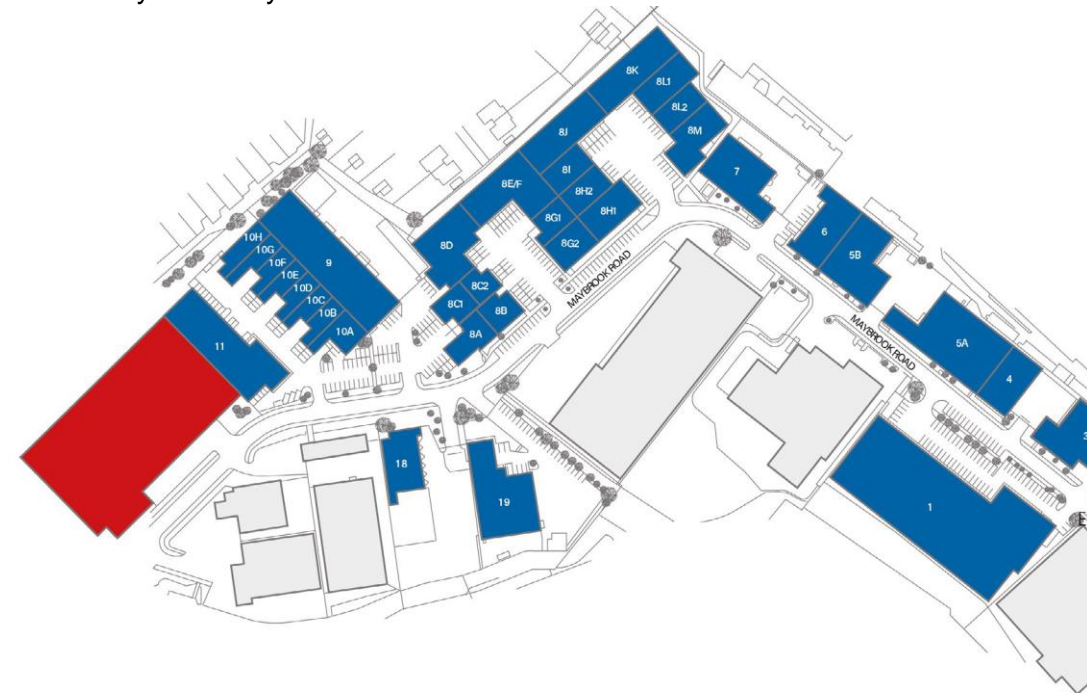
- Detached Industrial Warehouse with Offices
- Secure Self Contained Yard Area
- Dock and Level Access Doors
- 1.5 miles from J5 M6 / 3 miles from J9 M42
- Freehold Opportunity Available
- Located close to JLR's Castle Bromwich Plant

Units 12-15 form a detached portal frame warehouse situated upon a site area of 2.84 acres. The premises benefit from single storey offices, 3 dock loading doors, 6 level access loading doors as well as 7.6m eaves. There is a secure self contained yard to the south-west of the units accessed directly from Maybrook Road.



Location.

Minworth Industrial Estate is situated Minworth approximately 5.4 miles north east of Birmingham city centre and is accessed via Kingsbury Road (A38), 1.5 miles from Junction 5 of the M6 motorway, 4 miles from Junction 6 of the M6 and 3 miles from Junction 9 of the M42. As well as being approximately 3 miles from T1 of M6 Toll.



FLOOR AREA

The Gross Internal Floor Areas (GIA) are as follows:

Description	KF Areas (GIA)	
	Area Sq Ft	Area Sq M
Warehouse	61,675.6	5,729.8
Office	1,819.1	169.0
Mezzanine	406.9	37.8
Total	63,901.6	5,936.6

TERMS

The premises are available by way of a full repairing and insuring lease for a term of years to be agreed. Alternatively, the freehold title is also available.

RENTAL / PRICE

Leasehold: £375,000 per annum exclusive.

Freehold: £4,250,000 exclusive.

SERVICES

We understand that all mains services are connected to the site however interested parties are advised to satisfy themselves that this is the case, and that they are in good working order. The agents have not tested any apparatus on site and therefore cannot verify the condition.

PLANNING

We have been advised by Birmingham City Council that the premises are located within the local plan as an area of employment land and interested parties are to make their own enquiries to Birmingham City Council on 0121 303 9944.

EPC

The Energy Performance Certificate has a rating of C (56).

RATEABLE VALUE

The 2017 Rateable Value is £188,000

LEGAL COSTS

Each party is to cover their own legal and surveyors costs on any transaction.

VAT

VAT may be payable on any transaction at the prevailing rate.



Contact.



For further information, or to arrange a viewing, please contact the Joint Agency Team:

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