



TO LET

INDUSTRIAL TRADE/ WAREHOUSE PREMISES

**UNIT J8, MINWORTH TRADE PARK
SUTTON COLDFIELD, BIRMINGHAM, B76 1AH**



INDICATIVE UNIT AS SHOWN

7,932 sqft (approx)

736.8 sqm (approx)

LAST REMAINING INDUSTRIAL / TRADE UNIT ON THE ESTATE

UNIT TO BE FULLY REFURBISHED

EXCELLENT ACCESS TO BIRMINGHAM CITY CENTRE, M42 and M6 MOTORWAYS





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 property is fully refurbished following an effective rebuild some 10 years ago to include new roof, elevations and offices.

The property is of steel portal frame constructed with brick/block / clad elevations surmounted by a profile metal roof over incorporating translucent roof lights.

The warehouse has a painted concrete floor, 7.2m eaves (6.5m haunch height), warehouse lighting, toilets, kitchen facility and fitted suspended ceiling/lighting to undercroft offices. Loading access is obtained via an electric up-and-over shutter door.

To the first floor, office accommodation is provided with perimeter trunking, suspended ceiling and recessing lighting. Externally, the property provides car parking and loading access.

ACCOMMODATION

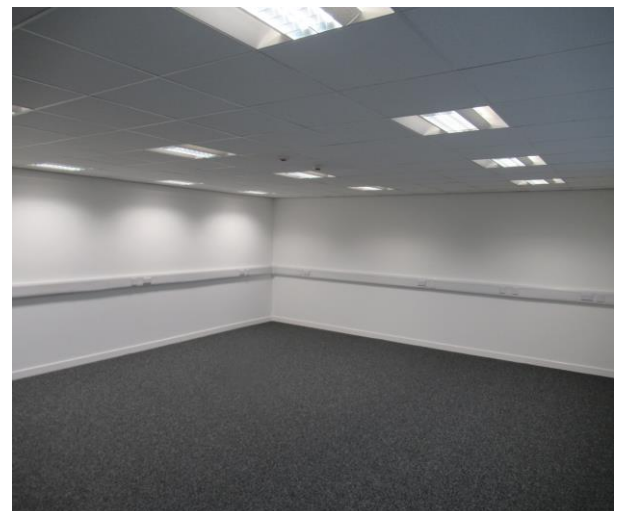
UNIT	sqft	sqm
Warehouse inc toilets	6,790	630.8
FF Offices	983	91.3
Mezzanine area	159	14.7
TOTAL GIA (approx)	7,932	736.8

RENTAL

Quoting rental based on £7.50 per sqft

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.



RATING

2017 Rating (Warehouse & Premises) £45,000

EPC

C (62)

VAT

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

LEGAL COSTS

Each party to pay their own legal costs.

VIEWING

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

HARRIS LAMB

75-76 Francis Road
Edgbaston
Birmingham
B16 8SP

Tel: 0121 455 9455

Fax: 0121 455 6595

Contact: Neil Slade

OR Joint Agents

COLLIERS

(0121 2657500)

Ref: G2837

Date: February 2020

Subject To Contract

