

# PARK LANE MINWORTH

BIRMINGHAM, B76 9BL

**FOR SALE**  
(MAY LET)  
101,150 ft<sup>2</sup> (9,393m<sup>2</sup>)



0121 265 7500

[colliers.com/uk/industrial](https://colliers.com/uk/industrial)

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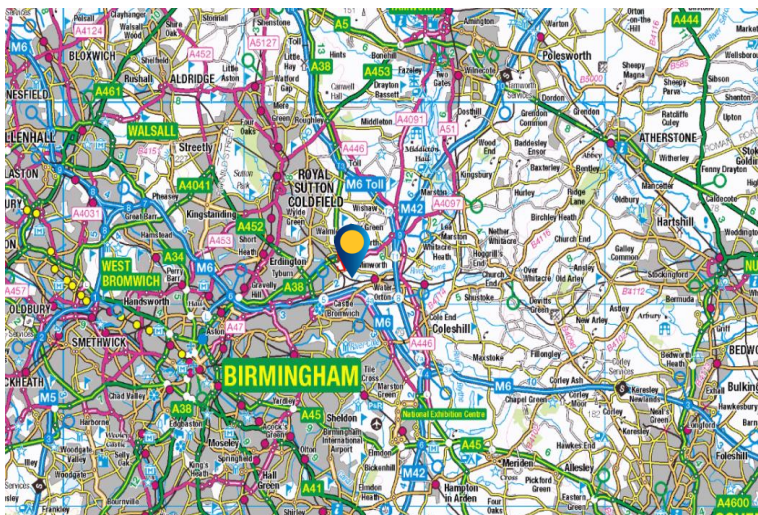
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## FULLY FITTED ONLINE FULFILMENT CENTRE



## LOCATION

The unit is located on Park Lane / Midpoint Way Minworth, south of the A38 Kingsbury Road with close access to the M6 Motorway at Junction 5, approximately 2 miles' south-west of the subject property. Access to the M42 / M6 Toll Motorways can also be gained at Junction 9. Therefore, the subject property benefits from good motorway access to the north, south, east and west of the country.

The location appeals to a wide variety of manufacturing and distribution occupiers, attracting notable tenants such as, DHL, Kuehne & Nagel, Cadbury, Hozelock and Rico Logistics.

## SPECIFICATION

- 14m eaves
- High spec internal fit out incl. Automated conveyor system, frozen/chilled food store
- 2 Canopy loading areas
- 4 Level access doors
- 2 Elevated dock levellers
- Vehicle maintenance unit
- Sprinkler system
- 200 Car parking spaces
- Secure service yard
- 10% office content
- Staff changing facilities and canteen.

## DESCRIPTION

The 8.619 acre site comprises of a detached unit with a surrounding secure concrete yard accompanied by a tarmacadam car park offering 200 spaces with an additional gravelled yard area. The unit is of a steel portal frame constructed circa 2016 and extends to 101,105 sq ft, including ground floor office space of 10,005 sq ft. Private access to the site is available from Park Lane to the north, whilst a shared entrance from the south is available via Midpoint Way.

The unit benefits a high specification internal fit out including an automated conveyor system to support e-commerce business, frozen and chilled food stores. Externally 2 canopy areas linked to the conveyor system, provide delivery facilities. Additionally, a partitioned vehicle maintenance unit is accessible via 2 level access doors.

## ACCOMMODATION

USE	M <sup>2</sup>	FT <sup>2</sup>
WAREHOUSE	8,055.75	86,711
OFFICES	929.57	10,005
VMU	214.17	2,305
DOCK LOADING PLATFORM	193.61	2,084
<b>TOTAL</b>	<b>9,393.10</b>	<b>101,105</b>



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## TENURE

Freehold with vacant possession.

## BUSINESS RATES

Available upon request.

## PLANNING USE

The unit is suitable for B1c, B2 and B8 use.

## VAT

The property has been VAT elected therefore VAT will be payable.

## ENERGY PERFORMANCE RATING

The property currently has an EPC rating of A – 25.

## FURTHER INFORMATION

Should you require further information or wish to arrange a viewing of the property please contact:

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