



- The property is situated at the end of Maybrook Road just off the A38
- 3 car parking spaces at the front
- Well presented
- Excellent transport links
- Popular commercial location within established business park
- Roller Shutter access

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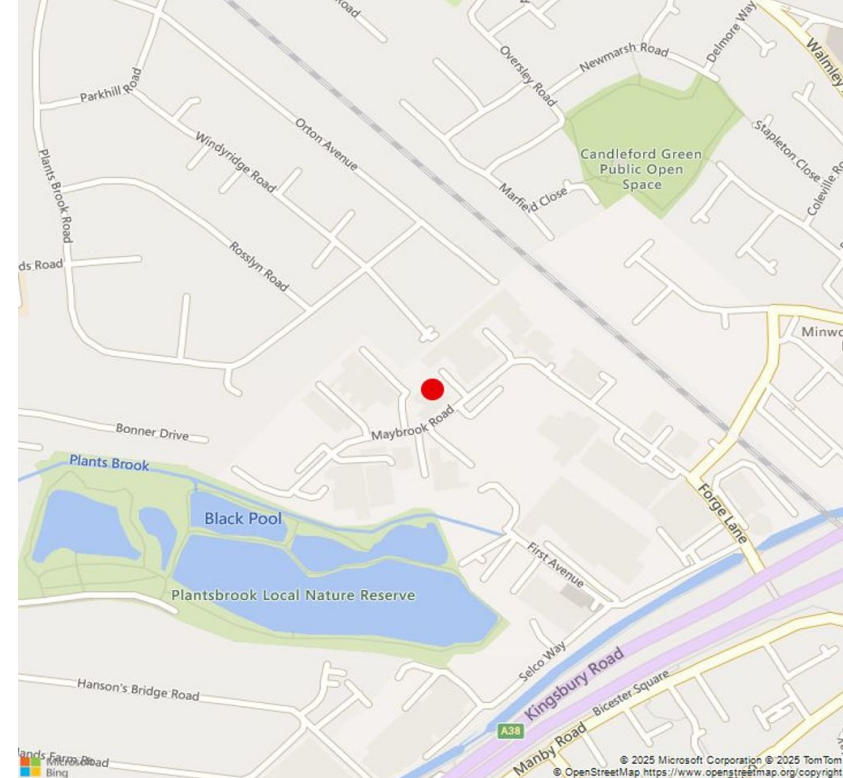
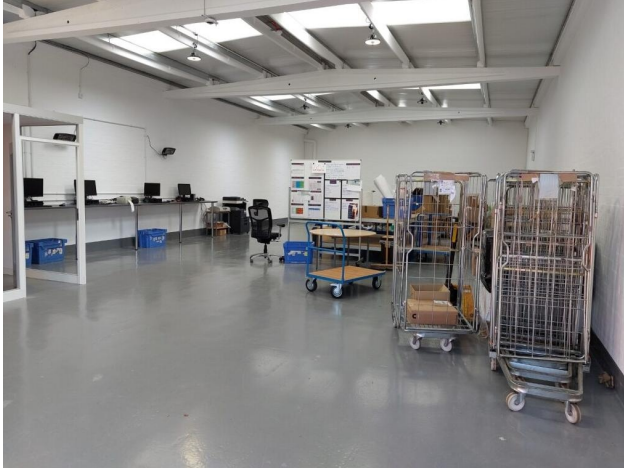
Unit 10C, Maybrook Business Park, Sutton Coldfield, B76 1AL

Modern Mid-Terrace Industrial Building - To Let

Approx. 2,105 Sq Ft (195.55 Sq M)

To Let

Unit 10C, Maybrook Business Park, Maybrook Road, Minworth, Sutton Coldfield, West Midlands, B76 1AL



Description

The property comprises modern mid terrace industrial premises incorporating single-storey office and ancillary accommodation towards the front. The property benefits from roller shutter access. (2.24m x 3m) and a minimum eaves height of 3.65m. The property has the benefit of 3 car parking spaces.

Location

The unit is situated within the established Maybrook Business Park in the Minworth district of Sutton Coldfield. The business park is approached from the A38 Kingsbury Road or Walmley Ash Road via Forge Lane. The location is excellently placed for access to the Midland motorway network including Junctions 5 & 6 of the M6, Junction 9 of M42 and Junction T1 M6 Toll.

The property is 3-4 miles from Sutton Coldfield railway station allowing direct access to Birmingham New Street/Grand Central.

Area

Area	Sq Ft	Sq M
Warehouse	1,731	160.81
Ancillary/Office	374	34.74

Rent

£25,650 per annum exclusive.

Terms

The property is available on the basis of a sub letting/or assignment. The property is subject to an occupational lease dated the 16th August 2024 for a term of 5 years expiring 16th August 2029, at a passing rent of £25,650 per annum exclusive. The premises may also be available by way of a new full repairing and insuring lease for a term of years to be agreed.

Business Rates

Current Rateable Value £16,250 rising to £21,250 from 1 April 2026, obtained from the Valuation Office Rating List. Interested parties are advised to make their own enquiries with the Local Authority (Birmingham) for verification purposes.

Energy Performance Rating

C (69)

Service Charge

£1,640 per annum.

Legal Costs

Each party is to be responsible for their own legal costs.

Viewings

By appointment via the joint agents
Max Buckland - Aitchison Raffety - 07977 687267
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Ben Nicholson - Burley Browne - 07889 407650
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