

# TO LET

- › Modern Portal Frame Warehouse
- › End Terrace Unit With Private External Storage Area
- › Height to Eaves 6m
- › Includes Offices
- › Approximately 2 Miles from the A38 Dual Carriageway
- › Less than 1 Mile from Junction 9 of the M42 and Junction T1 of the M6 Toll Road

**RECENTLY REFURBISHED TO INCLUDE NEW LED LIGHTING**

# UNIT E CHANTRY INDUSTRIAL

KINGSBURY ROAD, MINWORTH, BIRMINGHAM B76 9EE

**11,407 SQ FT (1,059.75 SQ M)**  
INDUSTRIAL WAREHOUSE / PRODUCTION UNIT



## LOCATION

The property benefits from excellent roadside prominence being situated on Kingsbury Road (A4097) in Curdworth, Minworth. The property is just under 1.6km (1 mile) from Junction 9 of the M42 and Junction T1 of the M6 Toll and 3km (2 miles) from the A38 dual carriageway. Minworth is one of Birmingham's strongest industrial and distribution locations, being located 12 km (7 miles) north east of Birmingham city centre, and in close proximity to excellent road connections afforded by the A38, M42 and M6 Toll. The surrounding area comprises several other light industrial units and distribution warehouses with neighbouring occupiers including Cembre, XDP Express, Food Store International and Curdworth Motor Company.

## DESCRIPTION

The premises comprise:

- > Clear span, steel portal frame warehouse
- > Concrete floor
- > Brick and clad elevations
- > Pitched roof with translucent light panels
- > New LED lighting
- > 5.7m to underside of the haunch - 6m eaves
- > Electric, level loading roller shutter door
- > Two storey office content
- > End terrace unit with private external storage area

## TENURE

Available on a new Full Repairing and Insuring lease for a term to be agreed.

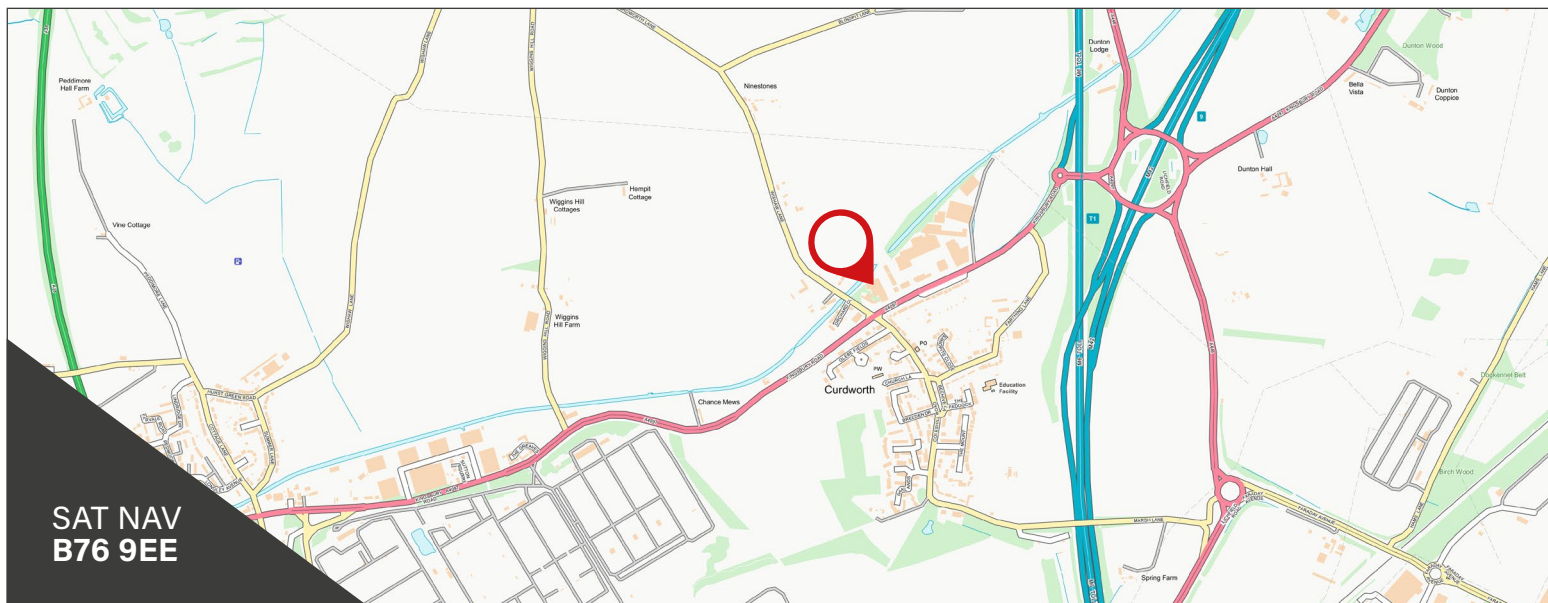
## RENT

Rent on application.

**ONE OF BIRMINGHAM'S STRONGEST  
INDUSTRIAL AND DISTRIBUTION LOCATIONS**

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### SERVICE CHARGE / BUILDING INSURANCE

An estate service charge is payable for the maintenance and management of the estate's common parts and services. The service charge is available on application. The Landlord will recover its costs in insuring the building. Full details can be provided on application.

### RATEABLE VALUE

To be reassessed.

### PLANNING

We are advised that the property has consent for B1 (light industrial), B2 (general industrial) and B8 (storage and distribution). There may also be potential for trade counter usage. Interested parties are advised to make their own enquiries with North Warwickshire Borough Council.

### VAT

VAT will be charged at the prevailing rate.

### EPC

E - 110

A copy of the EPC for the unit will be available for inspection if required.

### ANTI MONEY LAUNDERING

The anti money laundering regulations require identification checks are undertaken for all parties leasing property. Before a business relationship can be formed we will request proof of identification for the leasing entity.

**WWW.DARBYKEYE.CO.UK**

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