



TO LET

- › Steel Portal Frame Warehouse
- › Double Storey Office Accommodation
- › Secure Private Yard
- › Available Immediately

SOUGHT AFTER LOCATION

UNIT 2 FIRST AVENUE

MINWORTH, SUTTON COLDFIELD B76 1BA

35,787 SQ FT (3,324.75 SQ M)

DETACHED SELF CONTAINED WAREHOUSE PREMISES



LOCATION

The premises are located on First Avenue, Minworth being close to the A38 Kingsbury Road, approximately 7 miles north east of Birmingham City Centre. The property is well located being located approximately 3 miles between Junction 5 of the M6 Motorway and Junction 9 of the M42 Motorway/M6 Toll which are both accessed via the A38.

- > **M6 J5** - 3 miles
- > **M42 J9** -3 miles
- > **M6 Toll** - 3 miles
- > **Birmingham City Centre** - 7 miles

DESCRIPTION

The premises comprised a detached self-contained warehouse, offering the following specification:

- > Steel Portal Frame Construction
- > Double Storey Office Accommodation
- > 6m Eaves Height
- > 3 x Level Access Loading Doors
- > LED Lighting to Warehouse
- > Secure Private Yard
- > 41 Car Parking Spaces

ACCOMMODATION

	SQ FT	SQ M
GF OFFICES	2,779.5	258.22
FF OFFICES	2,779.5	258.22
WAREHOUSE	30,228	2,808.31
Total	35,787	3,324.75

SERVICES

All mains services are connected to the property

BUSINESS RATES

Rateable Value - £147,500
Rates Payable - £75,520

TENURE

The premises are available on a new Full Repairing & Insuring lease for a minimum term of 5 years



RENT

On application

EPC

C (55)

FOR VIEWINGS

**CONTACT
THE AGENTS**



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