

To let (preliminary details)

Unit 1 First Avenue Maybrook Industrial Estate
Minworth
Birmingham B76 1BA



**Modern detached warehouse
in a prime location**

44,472 SQ FT* (4,131m²) on 1.95 acres
(*subject to measurement)

www.ilpp.co.uk



OUTLINE SPECIFICATION

- Detached unit on a 1.95-acre self-contained site
- Warehouse lighting
- 2 Level access Doors
- 2 storey offices
- 68 Car Parking spaces
- 5.7m Eaves height
- Secure yard
- Good access to M6 Toll, M42 and M6 Motorways
- Close proximity to Birmingham City Centre

Approx GIA (subject to measurement)	Warehouse (sq. ft)	First floor Office (sq. ft)	Total (sq. ft)	Total (sq. m)
Unit 1	41,247	3,495	44,742	4,157
(Mezzanine)	7,591		52,333	4,861)

TENURE

Unit1 is available by way of a new lease for a term to be agreed.

RATES: Rateable values (2 assessments) totalling £192,000 : Rates payable 2025/2026 estimated to be £106,000 (subject to verification)

RENT

Available upon application.

EPC

Available upon request

ANTI-MONEY LAUNDERING

To comply with our legal responsibilities for Anti-Money Laundering under the Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 it will be necessary for the successful parties to provide information before the transaction is completed to include:

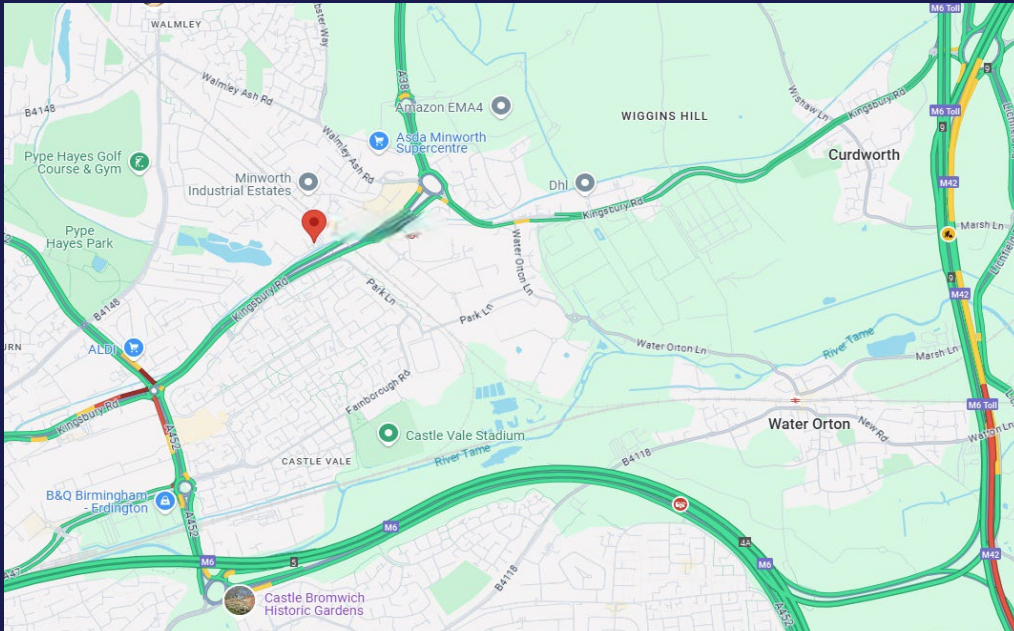
- Corporate structure and ownership details
- Identification and verification of ultimate beneficial owners
- Satisfactory proof of the source of funds for the buyer/funder/lessee

Site Plan (boundaries are approximate)



SAT NAV B76 1BA

What 3 words: [///castle.sound.trim](http://castle.sound.trim)



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