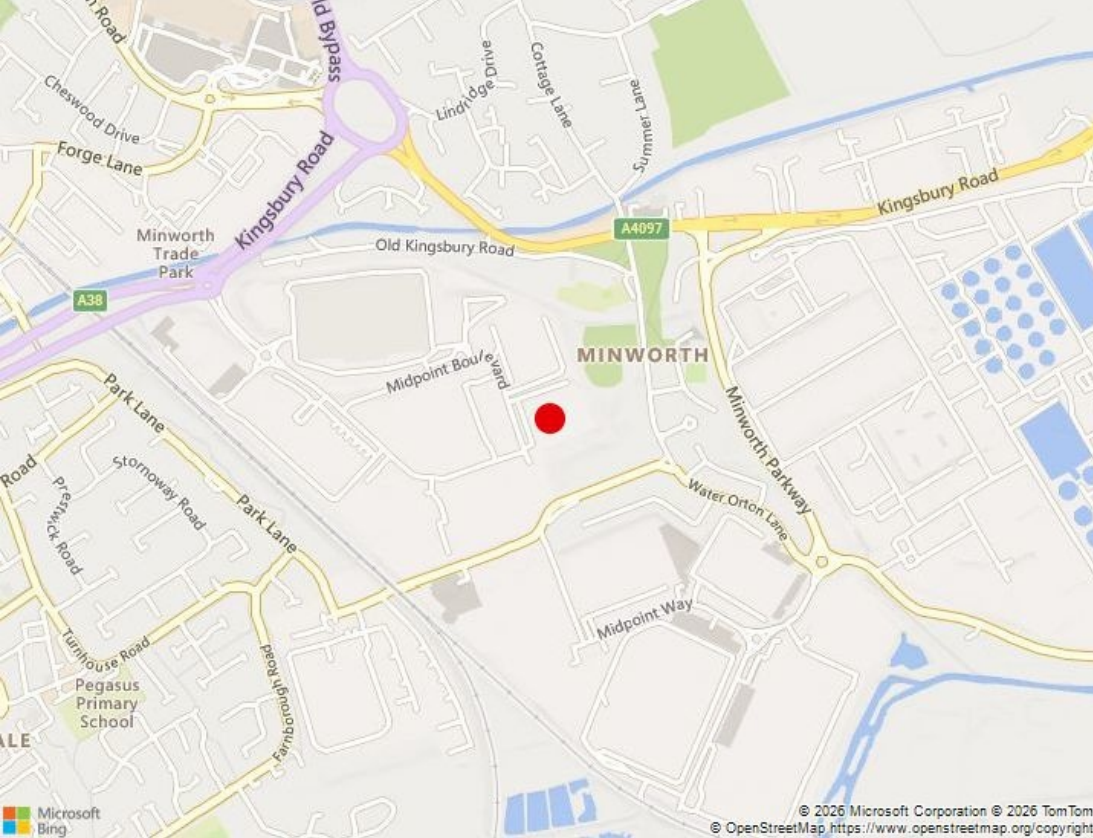


# DETACHED WAREHOUSE PREMISES - TO LET

Building MPP2, Midpoint Park, Kingsbury Road, Minworth, Sutton Coldfield, West Midlands, B76 1AB

59,110 SqFt (5,491.32 SqM) plus Mezzanine 3,039 SqFt (282.35 Sq M) | Rent On Application





## KEY FEATURES

- Impressive standalone premises
- Ample parking and secure yard to the rear
- Dock & level loading access points
- Internal craneage
- Prominently position within Midpoint Park, Minworth
- Easy access with M42, M6, M6 Toll Road and Birmingham City Centre

## LOCATION

The premises are prominently situated within a self contained site in the sought after Midpoint Park in Minworth on the outskirts of Sutton Coldfield. Midpoint Park offers, arguably, one of the most desirable commercial destinations in the West Midlands with excellent road network coverage with the M6, M42 Motorways, M6 Toll Road and A38 trunk road together with Birmingham City Centre, 8 miles to the south west.

## DESCRIPTION

The subject property comprises a detached warehouse building incorporating two storey offices with ancillary accommodation situated within a self contained site benefiting from barrier entrance. Externally the building offers ample car parking with a secure yard to the rear including 4 dock level loading bays. An additional level loading roller shutter is installed to the front elevation.

Area	SqFt	SqM
GF WAREHOUSE	51,639	4,797.26
GF OFFICE/ANCILLARY	4,583	425.76
FF OFFICE/ANCILLARY	2,888	268.3
<b>Total Floor Area</b>	<b>59,110</b>	<b>5,491.32</b>



**Building MPP2, Midpoint Park, Kingsbury Road, Minworth, Sutton Coldfield, West Midlands B76 1AB**



## TERMS

The property is available on the basis of a new Full Repairing and Insuring lease, the terms for which are to be agreed by negotiation.

## ASKING RENT

On Application

## SERVICE CHARGE

We understand that a Service Charge may be payable towards the shared maintenance of the estate. Further details are available on application.

## EPC

Assessment awaited.

## BUSINESS RATES

The building is to be reassessed for rating purposes.

Interested parties are advised to make their own enquiries with the Local Authority (Birmingham) for verification purposes.

## MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant. For a company, any person owning more than 25% must provide the same.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

## VAT

All figures quoted are exclusive of VAT which will be payable

## VIEWING

Strictly by prior appointment, please contact:



Ben Nicholson MRICS

DDI: 0121 362 1532

Mob: 07889 407650

E: [ben.nicholson@burleybrowne.co.uk](mailto:ben.nicholson@burleybrowne.co.uk)

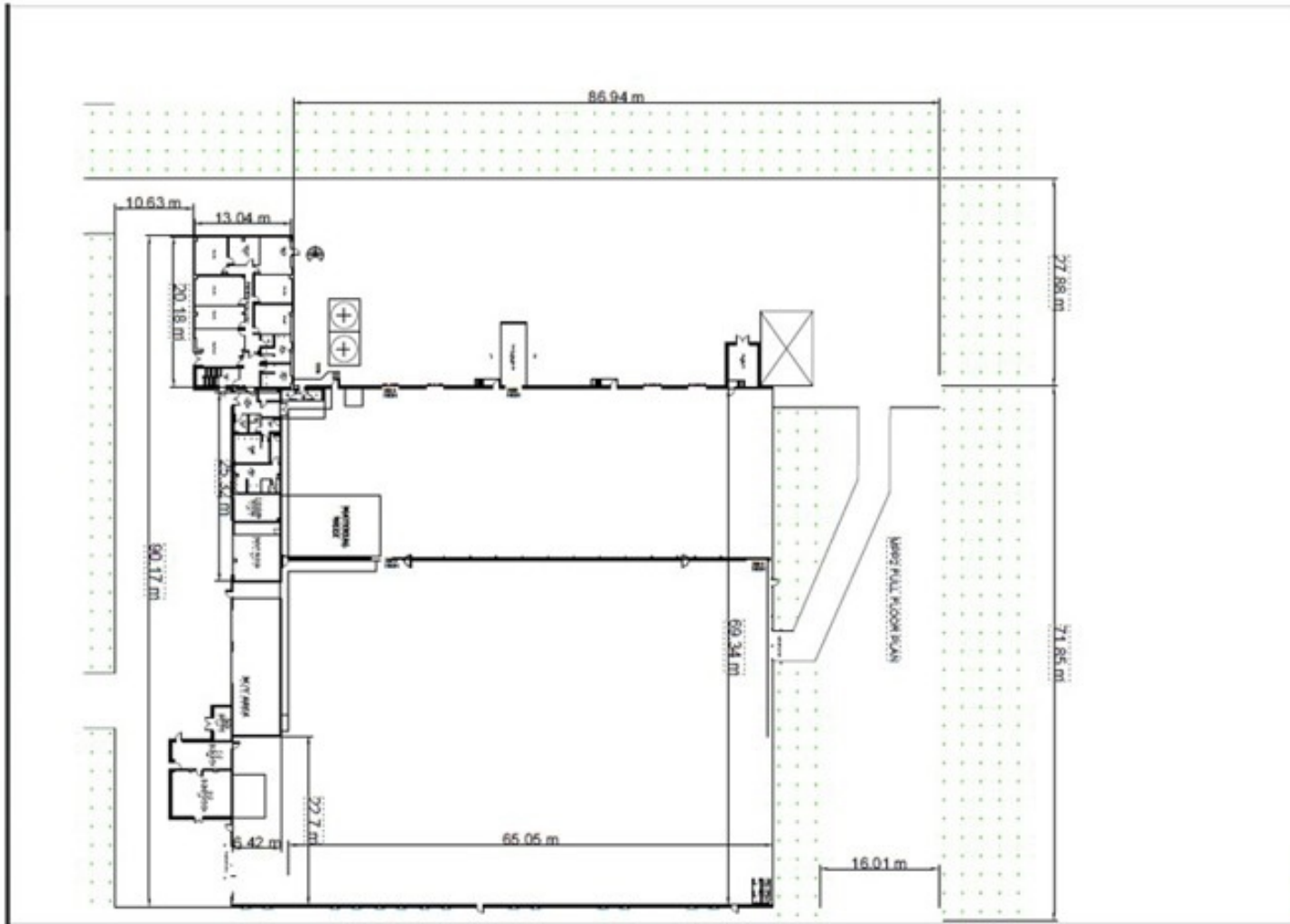


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Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.



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