



TO LET

TO BE REFURBISHED TRADE / INDUSTRIAL UNIT

UNIT C2, MINWORTH TRADE PARK, MINWORTH, B76 1AH



5,533 sqft

514.03 sqm (approx)

ONLY REMAINING TRADE COUNTER UNIT ON ESTABLISHED TRADE PARK

TO BE FULLY REFURBISHED/ DEDICATED YARD AND PARKING AREAS/ FULL HEIGHT TRADE COUNTER ENTRANCE





LOCATION

The property is situated on the Minworth Trade Park, lying adjacent to the A38 which provides good access to Lichfield to the north and Birmingham City Centre to the south. Junction 9 of the M42 motorway lies approximately 2 miles distant and access to the M6 Toll can also be obtained at this Junction. The A38 provides access to Junctions 5 and 6 of the M6 Motorway and Birmingham City Centre, which lies approximately 5 miles to the southwest.

DESCRIPTION

The property is to be fully refurbished and provide:

- Full height brick/block and profile clad elevations
- Profile clad roof incorporating translucent roof lights
- Painted concrete floor
- New LED lighting
- 6.6m eaves
- 1 electric shutter door
- Car parking and loading yard areas provided

ACCOMMODATION

UNIT C2	sqft	sqm
Warehouse	5,533	514.03
TOTAL GIA	5,533	514.03

TERMS & AVAILABILITY

The property is available leasehold with vacant possession by means of a new full repairing and insuring lease. Further information available from the agents.

TOWN PLANNING

We understand that the premises have an existing consent for industrial and warehousing purposes. Applicants are advised to make their own enquiries with Birmingham City Council.

SERVICES

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

SERVICE CHARGE

A service charge is levied for the maintenance of common areas and estate security. Further details available from the agents.

BUSINESS RATES (2026 RV)

Unit C2 Rateable Value	£79,500
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EPC

EPC Rating – C (51)

VAT

All prices quoted are exclusive of VAT which may be chargeable.

MONEY LAUNDERING

The Money Laundering Regulations require identification checks to be undertaken for all parties purchasing/leasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing/leasing entity.

LEGAL COSTS

Each party to pay their own legal costs.

VIEWING

For further information or to arrange a viewing please contact the joint agents:

Harris Lamb

Contact: Neil Slade / Ashley Brown
Email: neil.slade@harrislamb.com
ashley.brown@harrislamb.com

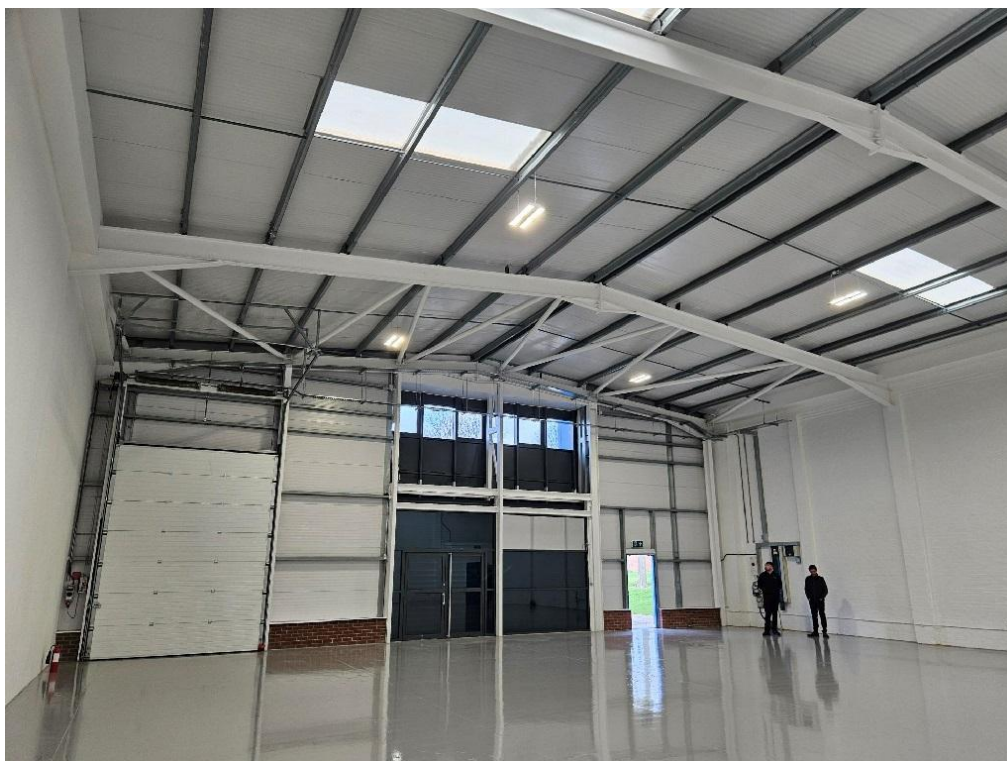
Mobile: 07766 470 384 / 07887 503 851

or Joint Agents: Colliers (0121 265 7500)

Ref: G2837
Date: September 2026

SUBJECT TO CONTRACT





INDICATIVE LAYOUT



INDICATIVE LAYOUT

