

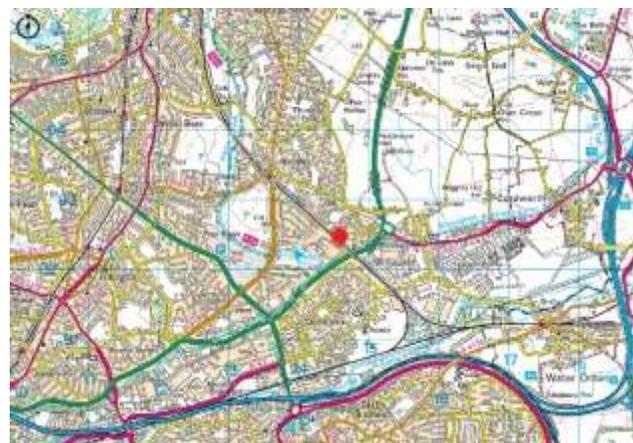


**MILL HOUSE, FORGE LANE, MINWORTH, SUTTON COLDFIELD B76 1AH**

**To Let –Industrial/Warehouse on flexible terms**

68,602 sq ft (6,373 sqm) on 3.13 Acres

# MILL HOUSE, FORGE LANE, MINWORTH, SUTTON COLDFIELD B76 1AH



## Location

The subject property is situated fronting Forge Lane in Minworth close to the junction of Sutton Coldfield bypass (A38) and Kingsbury Road (A4097), one of Birmingham's most prestigious industrial locations.

The surrounding area is predominantly industrial including prime estates such as Minworth Industrial Park, Minworth Trade Park, Maybrook Business Park, Peddimore Birmingham and Midpoint Park. The site is also close to a large Asda retail store and several residential properties.

Access to the site is via the A38 dual carriageway which links both Junctions 5 and 6 of the M6 Motorway.

## Description

The property comprises a large industrial warehouse which benefits from the following:

- Min Eaves Height: 9.15m
- Internal and external storage
- Steel portal frame construction
- 7 ground level access doors
- 0.5 acres of open storage yard
- 45 car spaces

## Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) as follows:

Main Warehouse	4,759	51,225
Rear Extension	172	1,850
Ancillary Block	979	10,539
Main Offices	436	4,691
Gatehouse	28	297
<b>Total GIA</b>	<b>6,374</b>	<b>68,602</b>

Site area of 3.13 acres (1.27 ha)

## Business Rates

Description: Factory & Premises  
Rateable Value (2017): £142,000

## Tenure

The property is available on a new lease on short term flexible basis from 3 months to 3 years.

## Rent

On application.

## EPC

The Energy Performance Certificate is D78

## VAT

VAT will be payable on the transaction.

## Legal Costs

Each party to cover their own legal and surveyors' costs in the transaction.

## Viewing

By appointment only through sole agents, Gerald Eve LLP.

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