

# Forge Industrial Park Minworth

- › For sale/To let
- › Prominent position close to trade units
- › Last unit remaining 5,890 sq ft
- › Available now

Last unit  
available

Chancerygate 

[www.forgeindustrialpark.co.uk](http://www.forgeindustrialpark.co.uk)

# Forge Industrial Park

Located on Forge Lane within Minworth, close to the junction of Sutton Coldfield bypass (A38) and Kingsbury Road (A4097).

2.2 miles from Junction 5 of the M6, 3 miles from Junction 9 of the M42 and 7 miles north east of Birmingham City Centre.

Minworth is one of the West Midlands' largest and most established industrial locations.

The site is adjacent to Minworth Trade Park to the east and Maybrook Business Park to the west.

## Green Credentials

Chancerygate employ the latest environmentally friendly technologies to reduce the costs of occupation. The scheme will ensure a minimum 6% decrease in CO2 emissions over 2013 Building Regulations. As a result occupational costs to the end user will be reduced.

### The green initiatives will include:

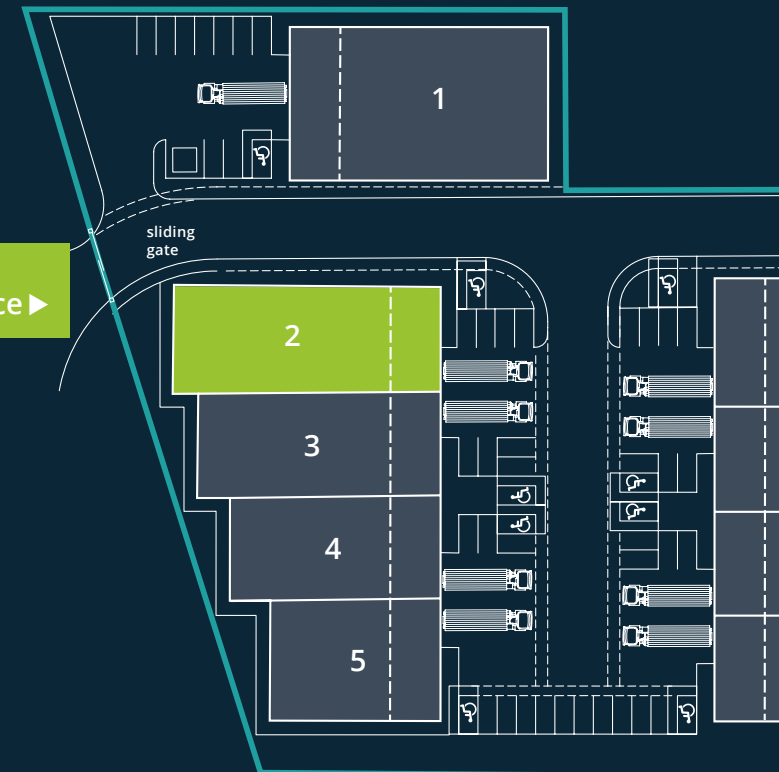
- Low air permeability design
- Electric vehicle charging points
- 15% warehouse roof lights increasing natural lighting
- High performance insulated cladding and roof materials
- Secure cycle parking



## General Specification

Flexible industrial/warehouse units finished to a shell specification for occupiers to undertake their own fit-out to suit their specific occupational needs.

<p>8.4m clear internal height</p>	<p>37.5kN sq m floor loading</p>	<p>Electric loading doors</p>
<p>First floor for storage or fitting out as office space</p>	<p>Electric car charging points</p>	<p>12 year collateral warranty available</p>
<p>Secure industrial park</p>	<p>Generous parking facilities</p>	



## Planning Use

E(g)(iii) (formerly B1c), B2 and B8 (industrial and warehouse) uses.

## Terms

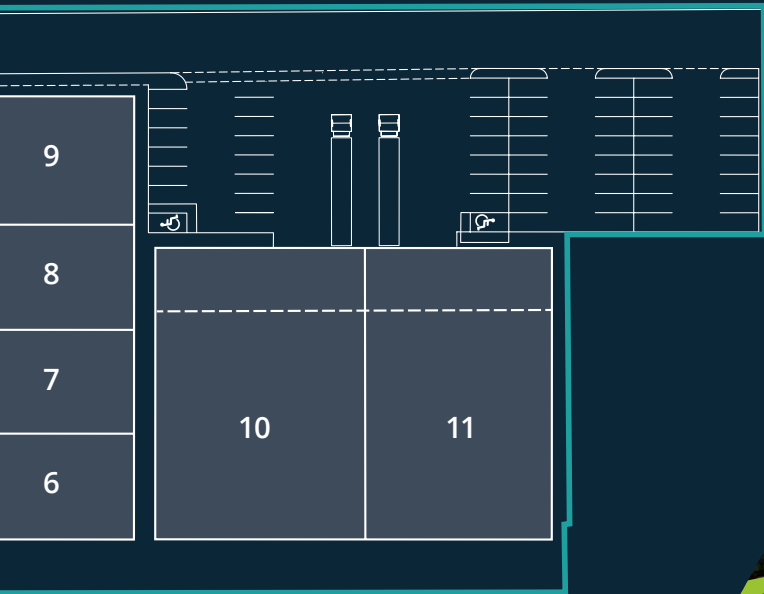
Available on a freehold or leasehold basis.



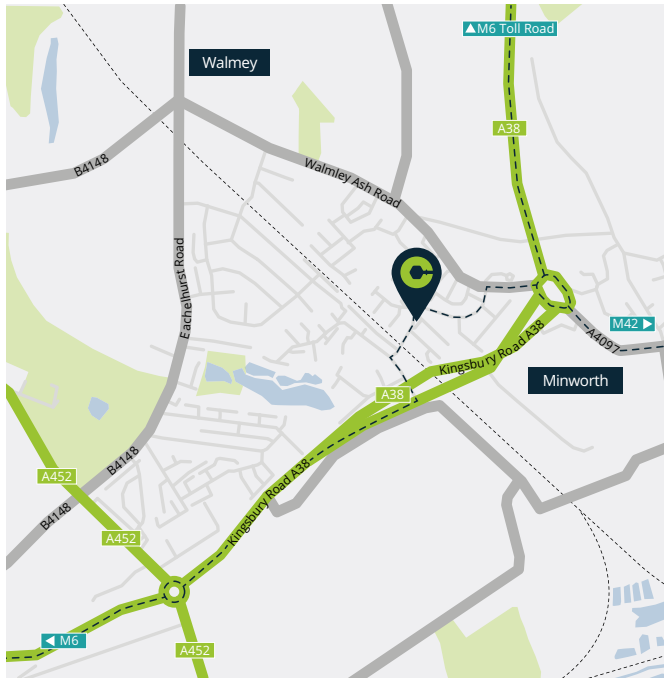
# Accommodation

All areas are approximate on a GEA (Gross External Area) sq ft basis.

Unit	Ground Floor	First Floor	Total
2	4,920	970	5,890



# Forge Industrial Park



## Travel Distances

### Road:

M6 (J5)	2.2 miles
M42 (J9)	3 miles
M1 (J19)	36 miles
M69 (J2)	26 miles
Birmingham City Centre	7 miles

### Rail:

Erdington Railway Station	3.4 miles
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### Airport:

Birmingham Airport	18 miles
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Forge Lane,  
Sutton Coldfield,  
B76 1AH



More information available through  
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Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted. January 2023.

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