



WWW.MINWORTHCENTRAL.COM

SAT NAV B35 6LJ

24/7 WAREHOUSE / PRODUCTION FACILITY
164,311 SQ FT (15,265 SQ M) AVAILABLE TO LET

LOGICOR 
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CENTRAL TO EVERYWHERE...

DISTRIBUTION UNIT (PLUS EXPANSION LAND)

164,311 SQ FT (15,265 SQ M)



WAREHOUSE

- 11 level access doors
- 4 dock level loading doors (potential for more)
- High bay warehouse height - 14.6m
- Warehouse (incorporating mezzanine) - 6.2m
- Fully fitted - heated, lit and sprinklered throughout



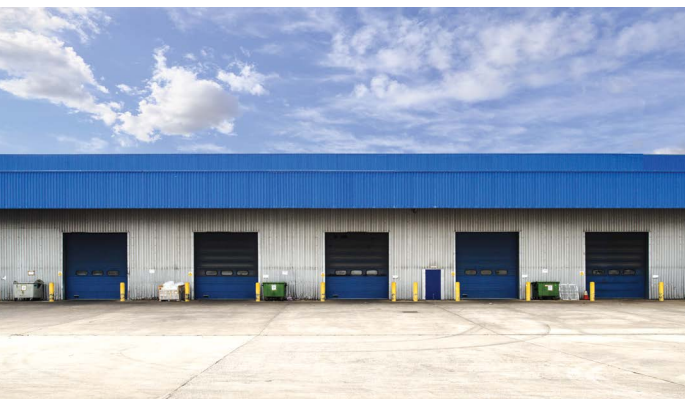
OFFICES

- Raised floors
- Fully carpeted throughout
- Canteen
- Passenger lift
- 2 storey offices



EXTERNAL

- 0.9 acres of expansion land
- Canopy over the level access doors (4.0m projection x 77m)
- Power - 276 KVA
- 200 car spaces



ACCOMMODATION

FLOOR AREAS	EAVES HEIGHT	SQ FT	SQ M
High Bay	14.6m	67,433	6,265
Warehouse	6.2m	68,664	6,379
Two storey offices		28,214	2,621
TOTAL GIA		164,311	15,265
High Bay Mezzanine		10,838	1,007
Warehouse Mezzanine		29,821	2,770



11 LEVEL
ACCESS
DOORS



4 DOCK
LEVEL
DOORS



ABILITY TO
ADD FURTHER
DOCKS



360°
SITE
CIRCULATION

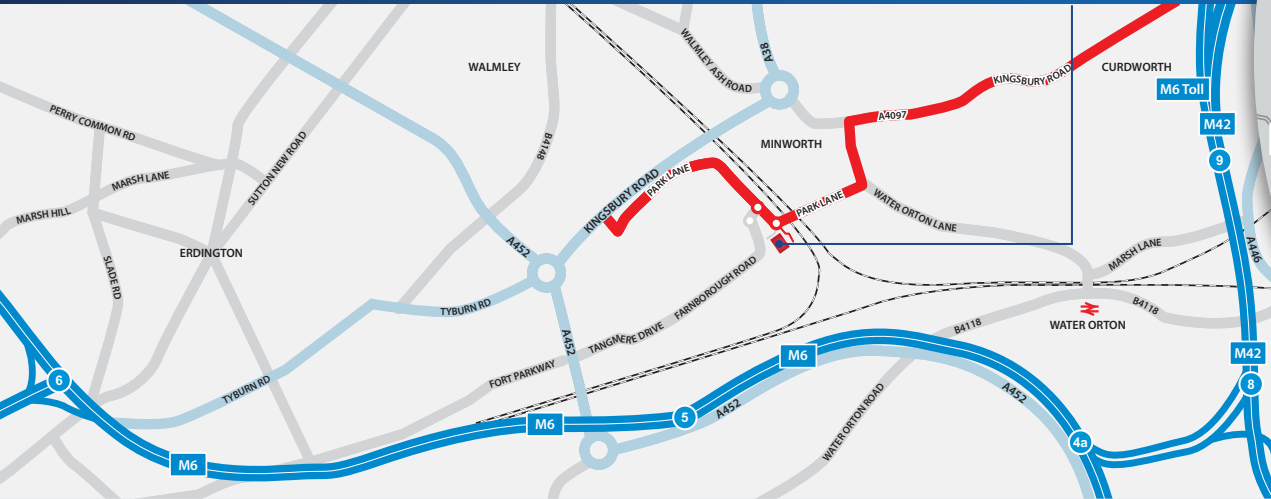


200 CAR
PARKING
SPACES

LOCATION

MINWORTH CENTRAL is situated to the north east of Birmingham and within a few minutes of the M6, M6 Toll and M42 motorways. Minworth Central is strategically **located within 5 miles of 11 motorway junctions** and is located only 2 miles from the JLR Plant at Castle Bromwich. Both the established Midpoint Park and Prologis Park Midpoint are located immediately to the east of Minworth Central reinforcing the quality of this distribution location.

SAT NAV: B35 6LJ



DRIVE TIMES

	MILES	TIME
Birmingham	7	15 mins
Coventry	18	30 mins
Derby	35	44 mins
Leicester	39	47 mins
Nottingham	44	54 mins
Northampton	50	1 Hour
Manchester	98	1 Hour 40 mins
Liverpool	101	1 Hour 44 mins
Bristol	103	1 Hour 40 mins
Leeds	110	1 Hour 55 mins
London	123	2 Hours 05 mins

TENURE

The property is available to let on a new full repairing and insuring lease.

RENT

Upon application.

RATEABLE VALUE

The rateable value from the 2017 Rating List is £815,000.

EPC

The energy rating of this building is C - 67.

FURTHER INFORMATION

Please contact the joint agents:

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