

TO LET

Unit 2 Holford Industrial Estate

Holford Way, Birmingham, B6 7AX



16,276 sq ft (1,512 sq m)

Property Highlights

- Undergoing extensive refurbishment
- Excellent access to M6 and Birmingham City Centre
- Potential to combine with Unit 1 (gross 39,204 sq ft approx.)

For more information, please contact:

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No.1 Colmore Square
Birmingham B4 6AJ
T: +44 (0)121 697 7333

Location

- The property is situated on Tameside Drive on the popular Holford Industrial Estate, accessed off Witton Road (A4040).
- Access to the M6 is approximately 1.25 miles South-East. Birmingham City Centre is approximately 2.75 miles South.
- Witton Railway Station (West Midlands) and Perry Barr Railway Station are located nearby.

EPC

- EPC Rating on application following landlord refurbishment

Business Rates

- 2017 Rateable Value £73,000

Services

- It is understood that the premises benefit from all mains services except mains gas, with bulk stored gas provided.
- Applicants are advised to make their own enquiries of the relevant utility companies.

VAT

- All rents and prices quoted are exclusive of VAT if chargeable

Legal Costs

- Each party to bear their own legal costs incurred in any transaction.

Money Laundering

- The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property.

Viewing

- Strictly by appointment with the sole agents:
- Will Arnold
+44 (0)121 697 7347
will.arnold@cushwake.com
- Harris Lamb



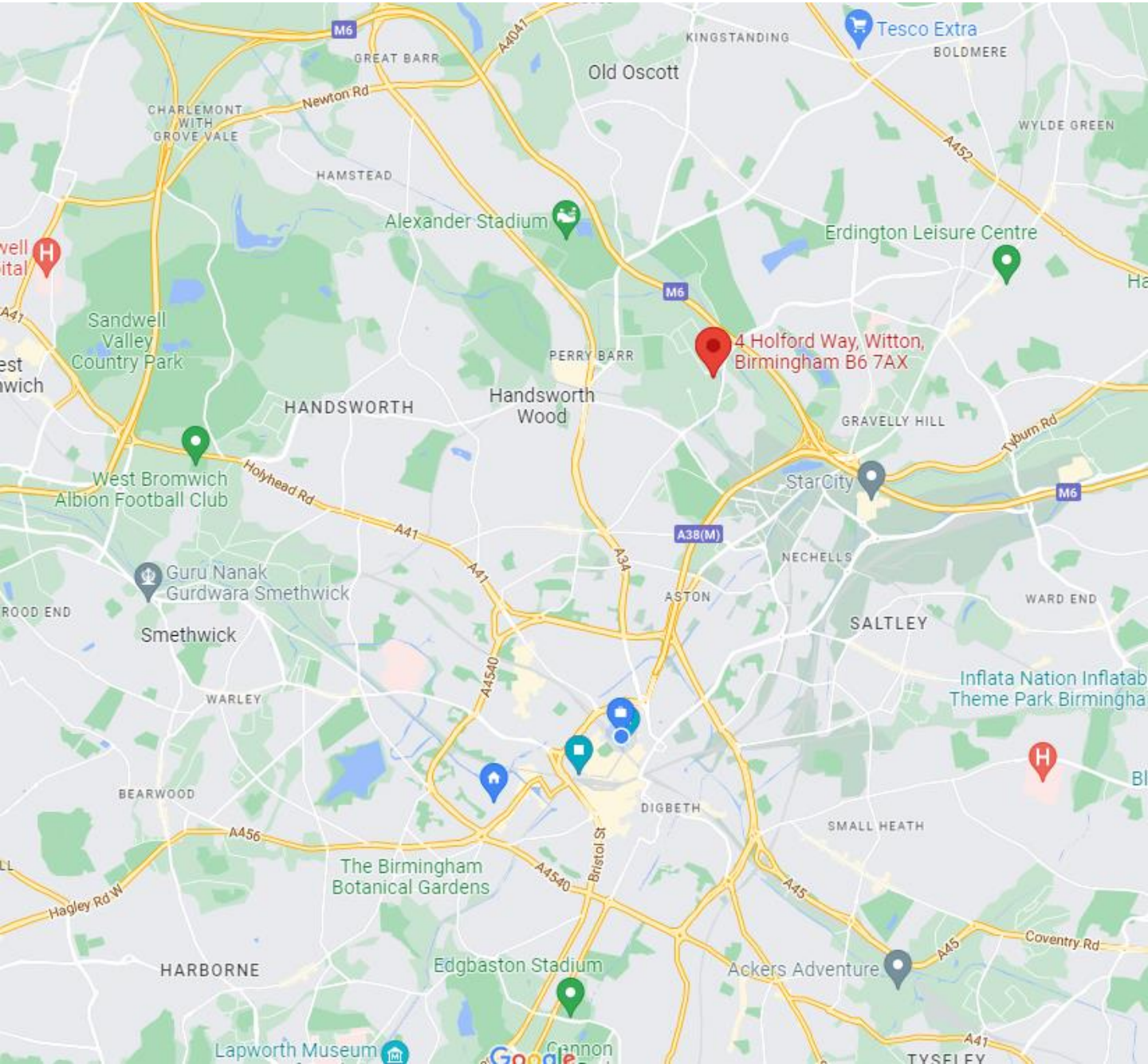
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