

HOLFORD INDUSTRIAL PARK

UNIT 6 • Holford Way •
BIRMINGHAM • B6 9AX

UNDER REFINISHMENT
AVAILABLE Q1 2024

TO LET

Detached Industrial/Warehouse Unit with yard & parking

20,595 sq ft (1,913.42 sq m)



2 level access
loading doors



Established
industrial location



7m eaves height



Secure fenced yard
& car park



LOCATION

The unit is situated on Holford Way on the Holford Industrial Park approximately 3 miles north of Birmingham City Centre.

Holford is an established industrial/warehouse location occupiers include Belersdorf, Rico Logistics and National Grid.

TENURE/TERMS

The property is available by way of a new full repairing and insuring lease on a term to be agreed. Rental upon application.

RATEABLE VALUE

Rateable Value: £123,000. (2023).

VAT

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

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.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

Please contact the agents.

ANTI MONEY LAUNDERING

The successful tenant will be required to submit information to comply with the Anti-Money Laundering Regulations.

SPECIFICATION

The unit offers the following specification:

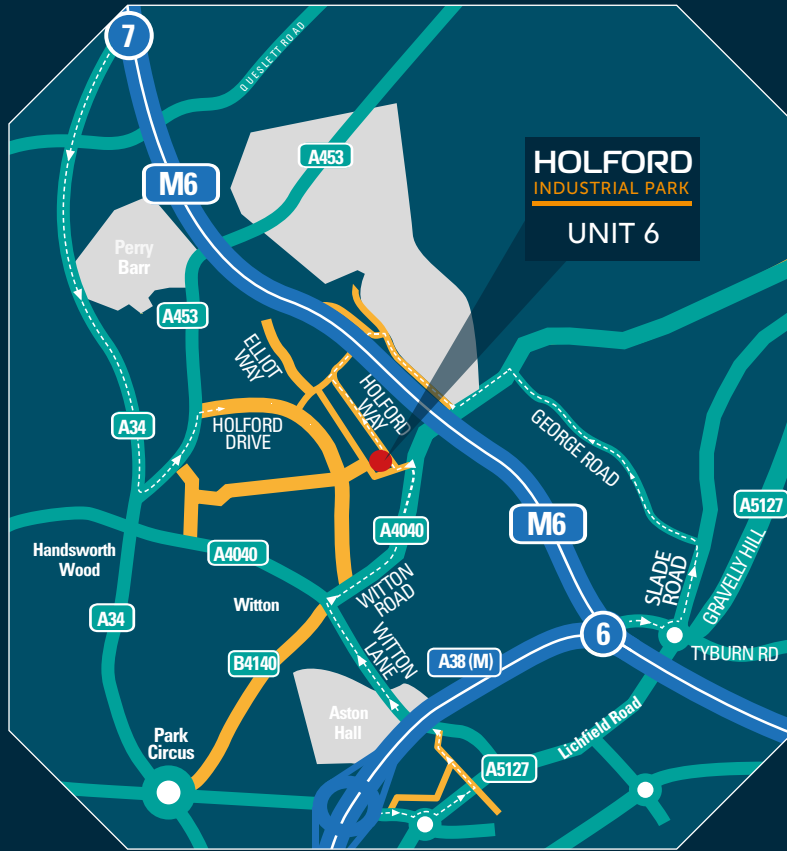
- Detached unit
- Minimum eaves of 7m
- 2 level access loading doors
- LED lighting
- Concrete floor
- Fully fitted offices
- WCs
- Secure fenced yard and parking

ACCOMMODATION

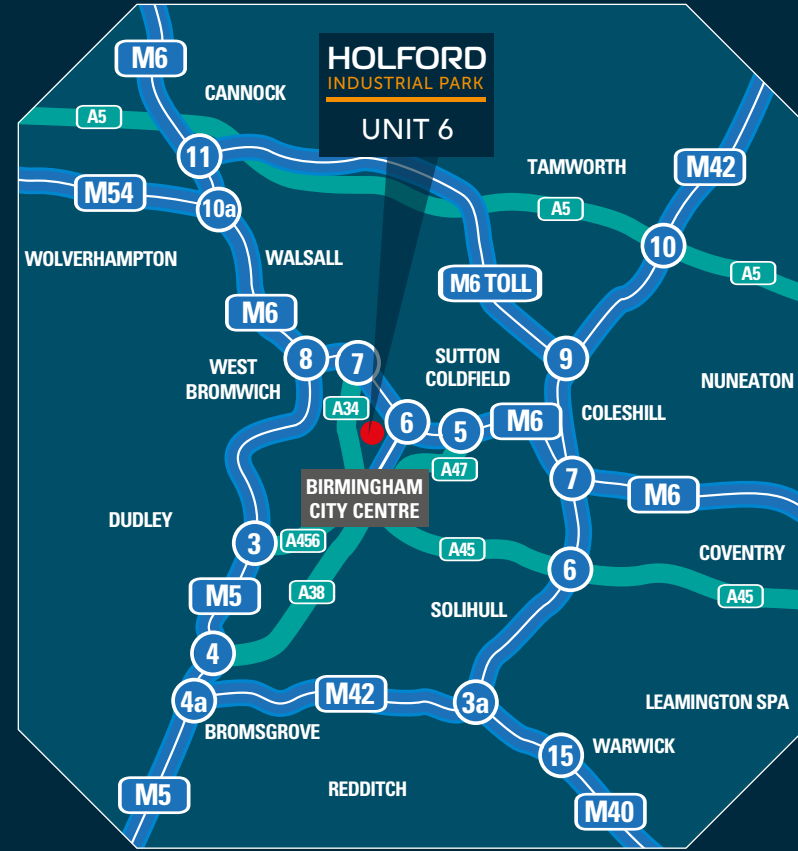
	sq ft	sq m
Warehouse	17,261	1,603.64
Ground Floor Offices	1,667	154.89
First Floor Offices	1,667	154.89
Total Gross Internal Area	20,595	1,913.42



HOLFORD
INDUSTRIAL PARK



ROUTES SHOWN FROM J6 M6, J7 M6 AND PARK CIRCUS A38(M)



HUMBLE • APPLY • EMPLOY

Sat Nav: **B6 9AX**

FURTHER INFORMATION

For further information or to arrange a viewing please contact:

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