

# TO LET

## REFURBISHED INDUSTRIAL WAREHOUSE & EXTENSIVE YARD

Unit 7 Holford Industrial Estate, Holford Way, Birmingham B6 7AX

**\*INTERIM BROCHURE \***



## 28,962 sq ft

(2,690.7 sqm) approx. Gross Internal Area

**REFURBISHED INDUSTRIAL PROPERTY WITH FITTED OFFICES & ONSITE PARKING (58 spaces)**

**SECURE GATED YARD AREA**

**ESTATE PROVISIONS INCLUDE CCTV AND ONSITE SECURITY/MANAGEMENT OFFICE**

## **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 Beiersdorf, Rico Logistics and National Grid.

## **DESCRIPTION**

- Detached portal frame warehouse with integral offices
- Refurbished roof with new translucent roof lights
- Painted concrete floor
- 4 x electric roller shutter doors New LED warehouse lighting
- 6.2m eaves to main warehouse with 5m minimum working height.
- 1.5 MVA
- High quality, integral offices to ground floor including reception, office and warehouse welfare facilities and open plan/private offices and kitchenette.
- Offices fitted with overhead heating/ cooling systems, new suspended ceiling with LED lighting and new carpet throughout.
- Onsite parking (56 demised spaces approx) and extensive gated yard
- The property is set in a landscaped business park with Estate provisions including onsite manned security and CCTV.

## **ACCOMMODATION**

	<b>SQM</b>	<b>SQFT</b>
<b>Warehouse</b>	2,305.2	24,813.1
<b>GF/FF Offices</b>	385.5	4,149.5
<b>TOTAL GIA</b>	<b>2,690.7</b>	<b>28,962.6</b>

## **AVAILABILITY**

- The property is available on a new lease on terms to be agreed.
- Quoting rent £11.25 per sq ft

## **BUSINESS RATES**

- 2023 Rateable Value of £203,000 (Warehouse & Premises)

## **SERVICES**

- The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose.

## **EPC**

- B36

## **MONEY LAUNDERING**

- The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing/ leasing entity.

## **VIEWING**

- Strictly by way of the sole agents:

Cushman & Wakefield  
Will Arnold  
07793 149 886

OR JOINT AGENT (Harris Lamb)

**SUBJECT TO CONTRACT**





