

HOLFORD INDUSTRIAL PARK

UNIT 7 • Holford Way •
BIRMINGHAM • B6 7AX

FULLY REFURBISHED

TO LET
Industrial/Warehouse with Extensive Yard
28,962 sq ft (2,690.7 sq m)



Up to 1.5 MVA



Fitted offices



6.2m eaves height



Secure fenced yard



Manned estate security



Landscaped business
park setting



SPECIFICATION

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.

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: £203,000. (2023).

VAT

VAT may be chargeable at the current rate.

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.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

B-36.

ANTI MONEY LAUNDERING

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

WAREHOUSE

- Detached portal frame
- Refurbished roof with new translucent roof lights
- Minimum eaves of 6.2m
- 4 x electric roller shutter doors
- LED lighting
- 10% PV panels to roof
- Power up to 1.5 MVA
- Painted concrete floor
- Fitted CCTV

OFFICES

- VRF heating/cooling system
- Suspended ceilings
- LED lighting
- Carpet throughout
- WC's
- Open plan and private offices
- Kitchenette facility
- Works canteen

EXTERNAL

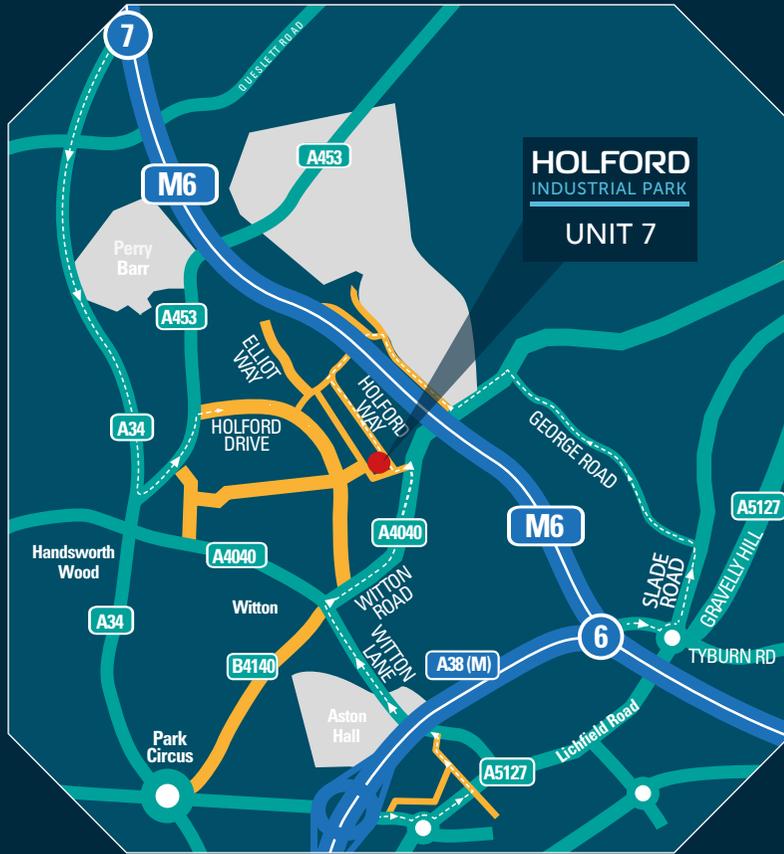
- 56 onsite car parking spaces
- Extensive gated yard

ACCOMMODATION

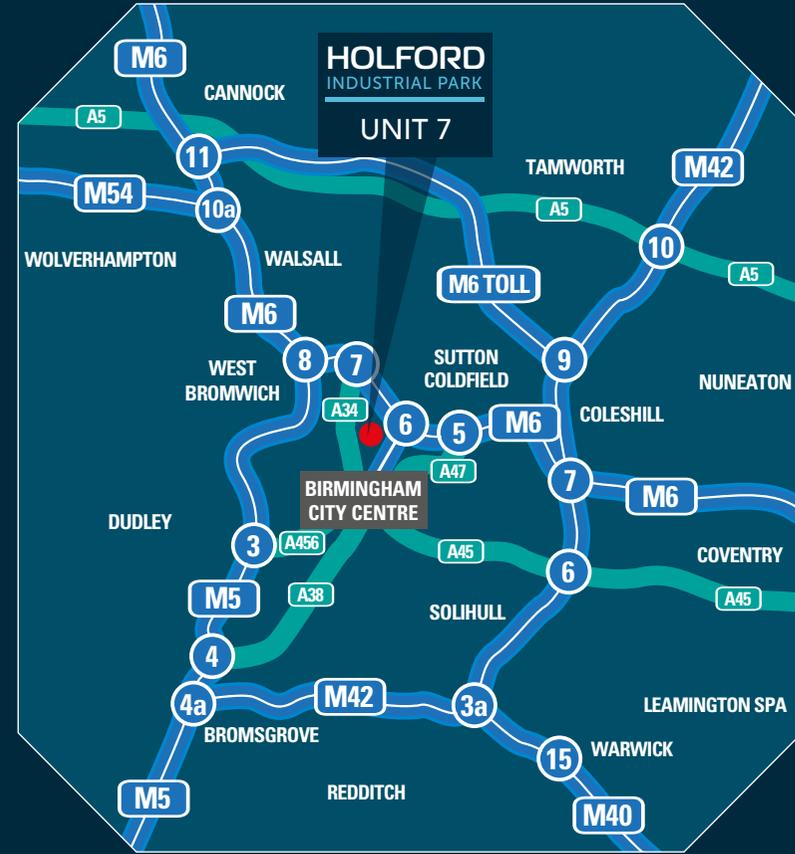
	sq ft	sq m
Warehouse	24,813.1	2,305.2
Ground Floor Offices	4,149.5	385.5
Total Gross Internal Area	28,962.6	2,690.7



HOLFORD
INDUSTRIAL PARK



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



/// TALKED • ACROSS • PANELS

Sat Nav: **B6 7AX**

FURTHER INFORMATION

For further information or to arrange a viewing please contact:

harrislamb
PROPERTY CONSULTANCY

0121 455 9455
Grosvenor House 75-76 Francis Road Edgbaston Birmingham B16 8SP

www.harrislamb.com

Neil Slade
neil.slade@harrislamb.com
07766 470 384

CUSHMAN & WAKEFIELD

0121 697 7333
cushmanwakefield.co.uk

Dominic Towler
dominic.towler@cushwake.co.uk
07387 259 958