



HOLFORD INDUSTRIAL PARK

UNIT 9 • Holford Way •
BIRMINGHAM • **B6 7AX**

FULLY REFURBISHED

TO LET

Detached Industrial/Warehouse Unit with yard & parking

23,800 sq ft (2,211 sq m)



2 level access
loading doors



Established
industrial location



XXm eaves height



Integral offices



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: £154,000 (to be assessed).

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

The unit has an energy performance rating of XX.

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:

- Fully refurbished detached unit
- Minimum eaves of XXm
- 2 level access loading doors (one with loading canopy)
- LED lighting
- Concrete floor
- Fully refurbished fitted offices with WCs
- Kitchenette
- Security on site

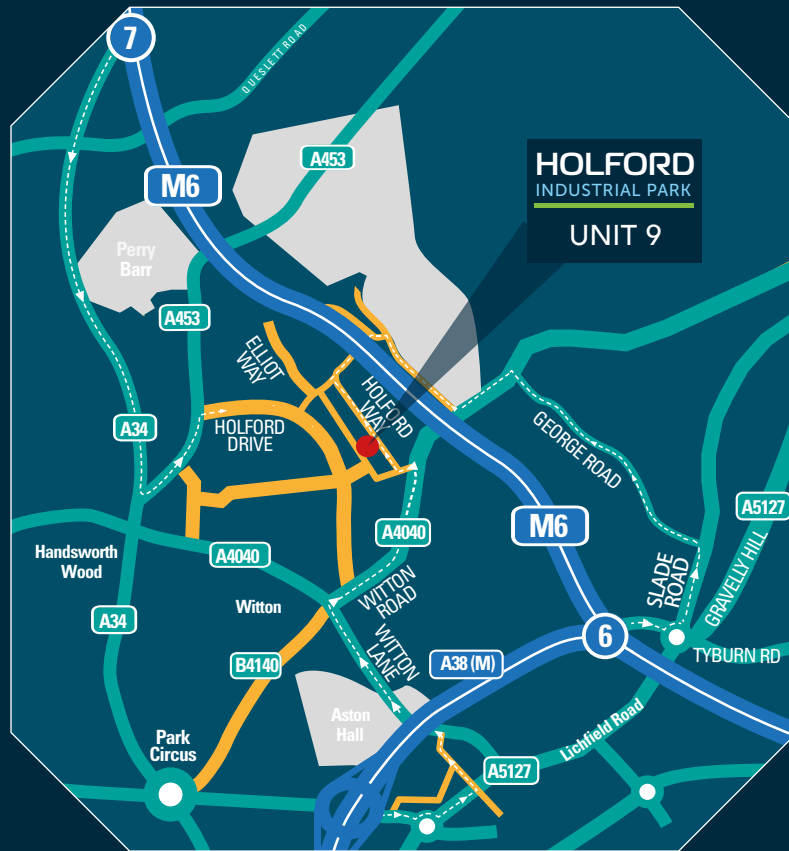
ACCOMMODATION

	sq ft	sq m
Warehouse	17,665.9	1,641.2
Ground Floor Offices	2,107.6	195.8
First Floor Offices	1,496.2	139.0
Mezzanine	2,530.6	235.1
Total GIA	23,800.3	2,211.1



HOLFORD

INDUSTRIAL PARK



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



NARROW.COMMENTED.FORGOT
Sat Nav: **B6 7AX**

FURTHER INFORMATION

For further information or to arrange a viewing please contact:

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