



124,989 sq ft (c. 11,611.87 sqm)

To be fully refurbished

**Unit 12 Holford Industrial Park, Holford Way,
Birmingham B6 7AY**



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Description:

The property provides a modern warehouse with two story offices, car parking and loading areas and following extensive refurbishment will benefit from the following specification:

WAREHOUSE

- Steel portal frame construction
- New roof lights
- High level lighting
- 12 ground level loading doors
- 8.25m eaves

EXTERNAL

- Extensive car parking
- Large secure rear yard

OFFICE

- Two story office accommodation with open plan office accommodation on the first floor
- Suspended ceiling and lighting
- Raised floors
- Toilet / kitchen facilities

LOCATION:

The unit is situated on Tameside Drive on the popular Holford Industrial Park, approximately 3 miles north of Birmingham City Centre.

Holford is an established industrial/warehouse location due to its proximity to Junction 6 of the M6 motorway, approximately 1.5 miles to the Southeast, linking in turn with the M5, M42, M40 and National Motorway Network.



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ACCOMODATION

	Sq m	Sq ft
Warehouse	11,000.10	118,404
Office and Ancillary	611.77	6,585
Total GIA (approx.)	11,611.87	124,989

TERMS

The property is available by way of a new full repairing and insuring lease on terms to be agreed.

RATES

On Application from the agents.

SERVICES

It is understood all mains services are connected to the property.

EPC

B (41)

PLANNING

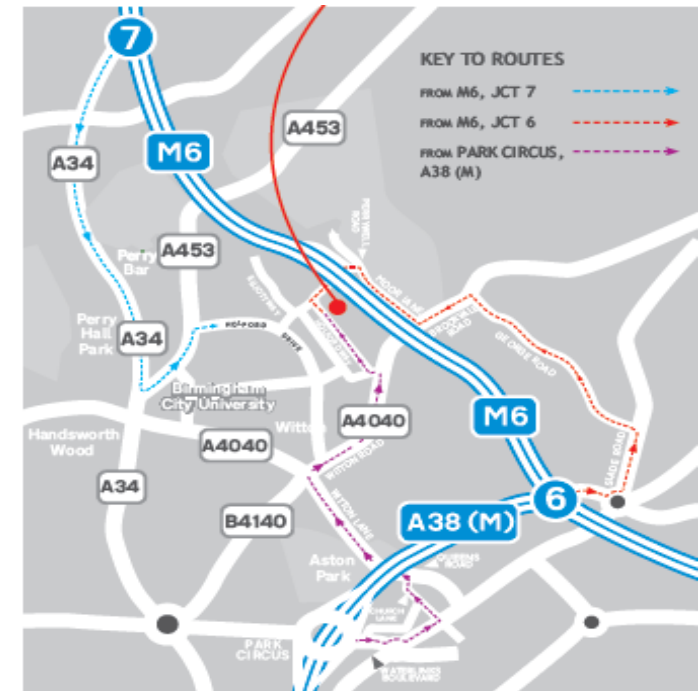
We understand the property is zoned for employment purposes falling under B1, B2 and B8.

Interested parties are advised to confirm that their use will be suitable with the local planning authority.

VAT

All prices quoted are exclusive of VAT, which is chargeable.

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FOR MORE INFORMATION PLEASE CONTACT:

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