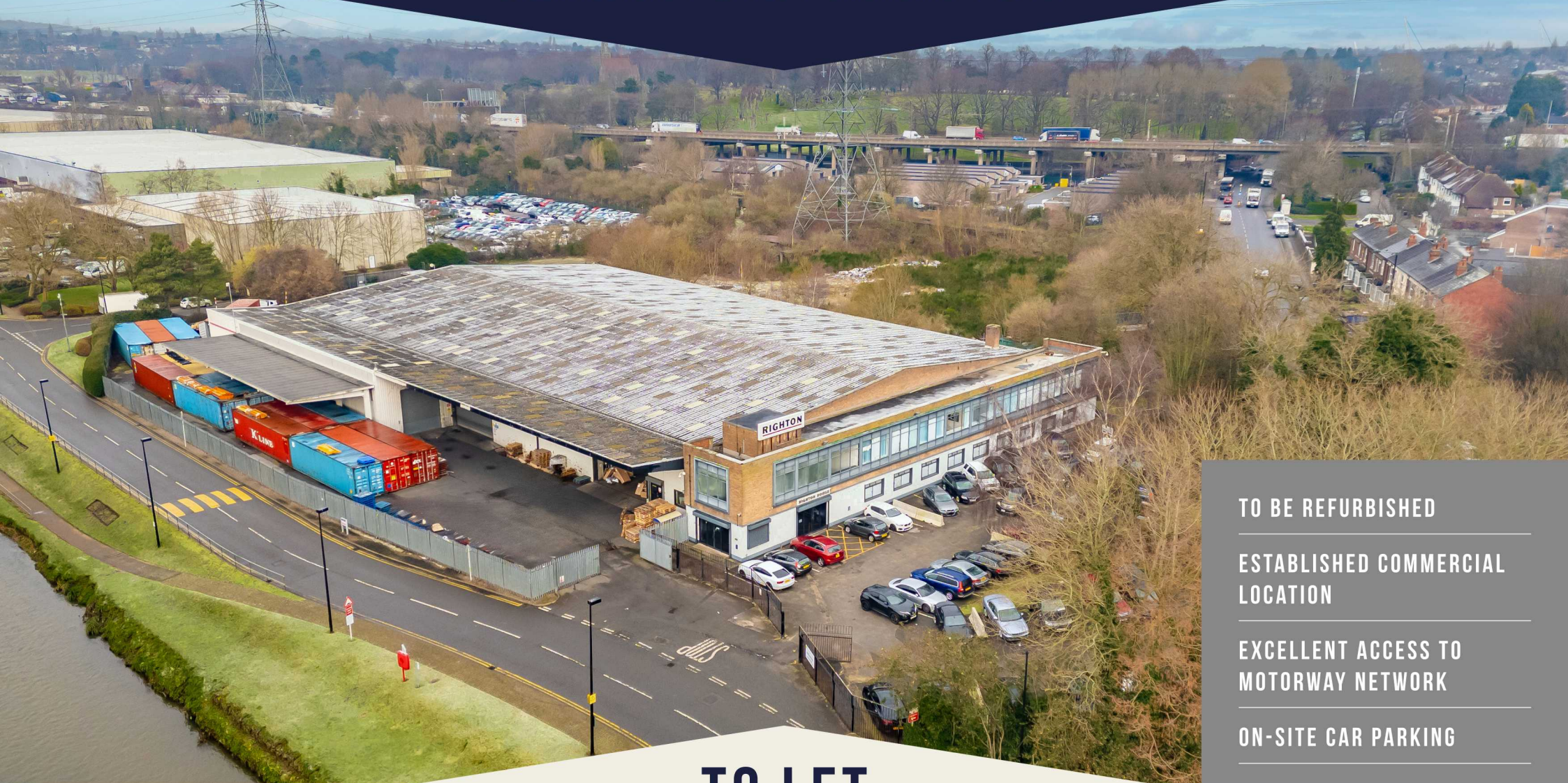


RIGHTON HOUSE

BROOKVALE ROAD / WITTON / BIRMINGHAM / B6 7EY



TO BE REFURBISHED

ESTABLISHED COMMERCIAL
LOCATION

EXCELLENT ACCESS TO
MOTORWAY NETWORK

ON-SITE CAR PARKING

TO LET

SELF-CONTAINED INDUSTRIAL/WAREHOUSE BUILDING

49,798 SQ FT (4,626.39 SQ M)

Righton House provides a self contained warehouse at the entrance to a well established business park with excellent links to Birmingham City Centre and M6 J6.

SPECIFICATION



6 ground level loading doors



5.76m eaves height
(up to 8.1m apex)



Loading canopy



LED lighting in the warehouse



Two storey offices



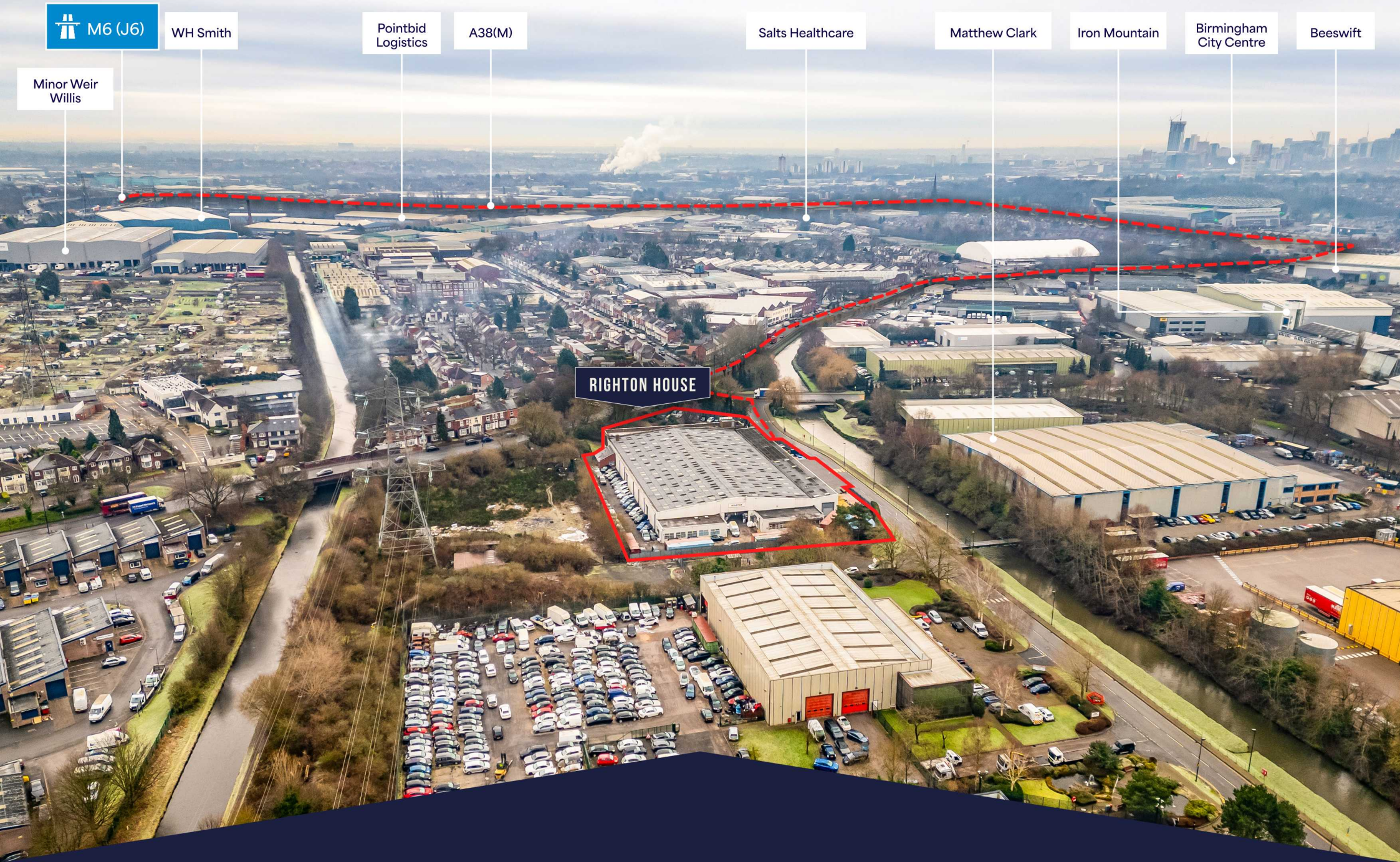
40 allocated parking spaces



Fully fenced site



RIGHTON HOUSE / WITTON / BIRMINGHAM



M6 (J6)

WH Smith

Pointbid Logistics

A38(M)

Salts Healthcare

Matthew Clark

Iron Mountain

Birmingham City Centre

Beeswift

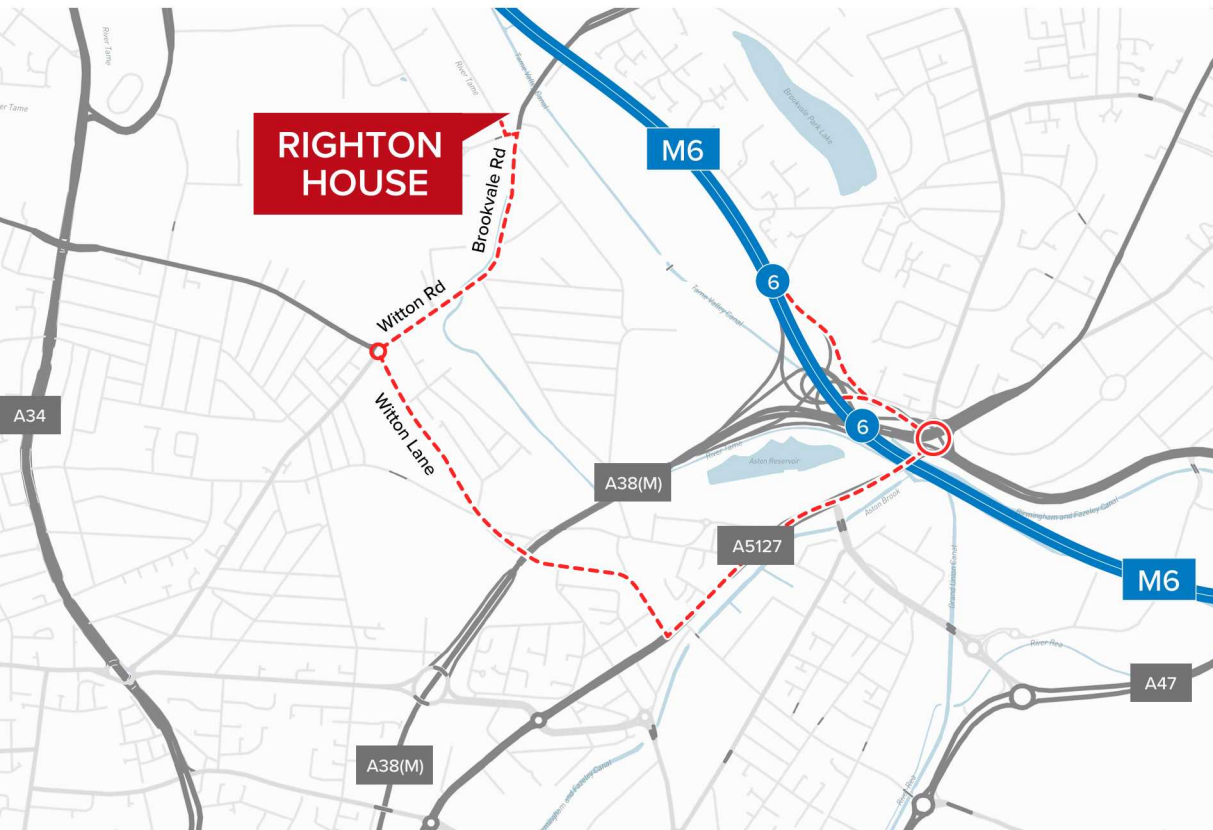
Minor Weir Willis

RIGHTON HOUSE

LOCATION

The property is located on Holford Industrial Park, approximately 3 miles to the north of Birmingham City Centre and benefits from excellent road connections. Junction 6 of the M6 is located approximately 2 miles to the south east and provides access to the M42, M1 and M5 motorway networks.

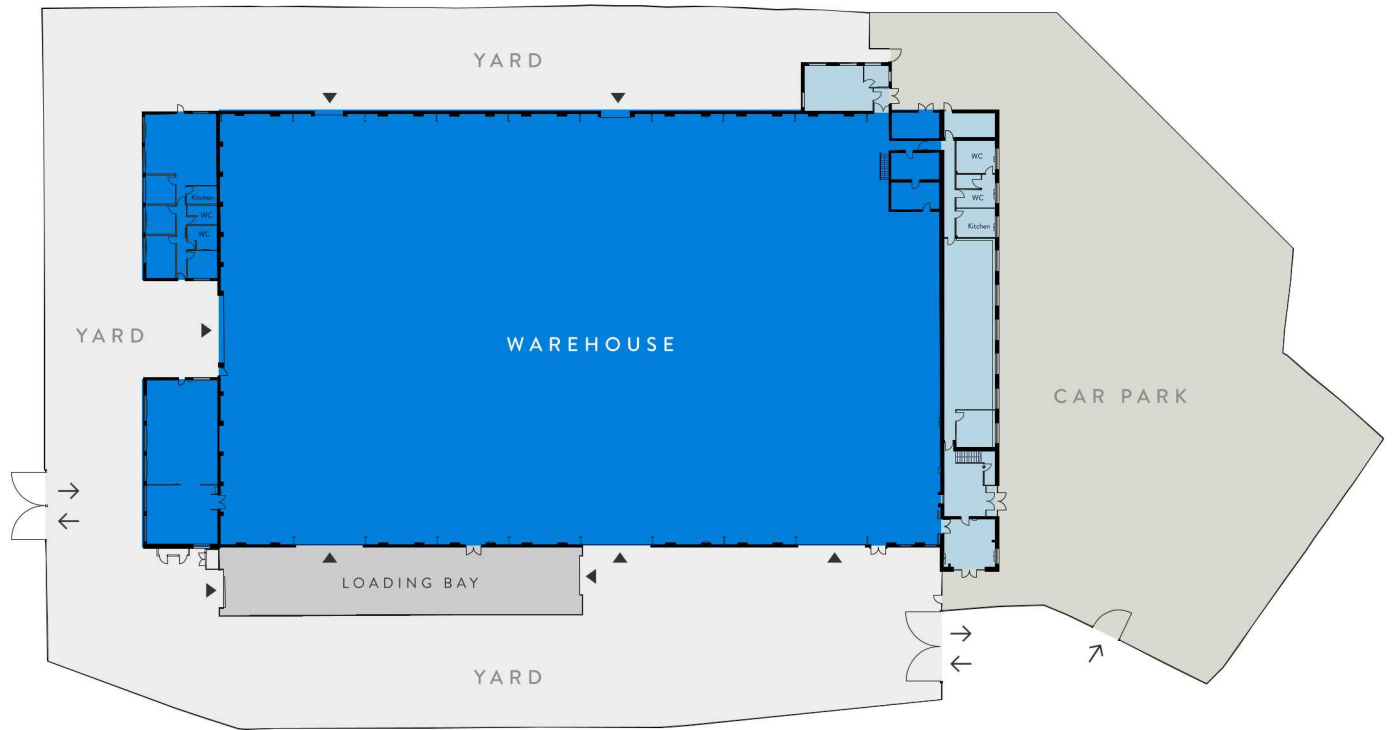
POSTCODE: B6 7EY



DISTANCES

M6 Junction 6 (Spaghetti Junction)	2 miles
Birmingham City Centre	3 miles
Birmingham New Street Station	4 miles
Birmingham International Airport	8 miles
M5 (Junction 1)	8 miles
Coventry	19 miles

RIGHTON HOUSE / WITTON / BIRMINGHAM



Not to scale

ACCOMMODATION

The accommodation comprises the following areas:

	Sq ft	Sq m
Ground - Warehouse	41,195	3,827.14
Ground - Offices	2,854	265.15
1st - Offices	2,790	259.20
Ground - Loading Bay	2,959	274.90
Total GIA	49,798	4,626.39
Site Area	2.15 acres	0.98 hectares



TERMS

The building is available on a new lease, terms to be agreed.

RENT

£8.50 per sq ft.

TIMINGS

The building is available for occupation from Q3 2025. The landlord is willing to refurbish the building to meet an occupiers own requirements so offering a bespoke opportunity.

EPC

The property has an EPC certificate rating at C(58).

BUSINESS RATES

Rateable Value - £137,000 (April 2023). Interested parties to make their own enquiries.

ANTI MONEY LAUNDERING

The Anti Money Laundering Regulations 2017 and Proceeds of Crime Act 2002 require identification checks are undertaken for all parties leasing property. Before a business relationship can be formed, we will request proof of identification for the leasing entity.



FURTHER INFORMATION

Available on application through the sole agent:

Garrison
REAL ESTATE

0121 401 1604

garrisonrealestate.co.uk

JOHN SAMBROOKS

07919 624 512

js@garrisonrealestate.co.uk

JON RYAN-GILL

07961 820 757

jrg@garrisonrealestate.co.uk

On behalf of



JOSHUA GILBERY

07971 569 109

joshua.g@pearl-coutts.co.uk

Misrepresentation Notice

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