

Unit8 Nexus Point

Holford Industrial Park, Pavillion Drive
Birmingham B6 7BB

To Let Modern Detached Industrial Unit 30,192 sq ft (2,805 sq m)

Outside
The Clean
Air Zone

High Specification Grade A Refurbishment.
Available for immediate occupation.

- Significant industrial location
- 8m eaves height
- Fitted with LED warehouse lighting
- Offices & WCs - Level of finish in line with that of a new unit
- Large, self-contained and secure yard



Location

The property is situated on Nexus Point, Pavilion Drive which is one of Birmingham's premier industrial locations accessed off Holford Drive via the A453 Aldridge Road and A34 Walsall Road.

The estate is located approximately 3 miles to the north of Birmingham city centre and provides excellent transport links to both regional and national destinations. Junctions 6 and 7 of the M6 are 2 and 4 miles distant, respectively.

Description

- Modern detached industrial unit
- Clear span portal frame warehouse
- 8m eaves height
- 3 level loading doors
- High specification two storey office content with comfort cooling
- Shower, male & female toilet facilities (ground & first)
- Gated, private service yard (30m deep approx.)
- 64 car parking spaces

Lease

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

Rent

Upon application.

Energy Performance Rating

EPC rating C54.

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.

Services

We understand that the property benefits from all mains services. The agents have not tested the services and interested parties should make their own enquiries in this regard.

A small service charge is levied for the upkeep and management of the landscaping and roadways on the estate. For the year from 01/01/2020, the charge is approximately £750.

Rateable Value

The unit has a Rateable Value of £141,000.



Accommodation

| | sq ft | sq m |
|------------------------|---------------|--------------|
| Warehouse | 27,433 | 2,549 |
| 2 storey office | 2,759 | 256 |
| Total GIA | 30,192 | 2,805 |



Unit 8 Nexus Point



M6 J6 - 2 miles

M6 J7 - 4 miles

Birmingham City Centre - 3 miles

Junction 6 - 2 miles →

M6

← Junction 7 - 4 miles



Unit8 Nexus Point

**Outside
The Clean
Air Zone**

Viewings

For further information or to view contact.



0121 265 7500
www.colliers.com/uk/industrial

sam.robinson@colliers.com
tom.arnold@colliers.com



chris.keye@darbykey.co.uk
james.darby@darbykey.co.uk



Stuart Haydon
stuart.haydon@lpmucklow.com

IMPORTANT: These brief particulars have been prepared as agents for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given. Designed and produced by Q Squared Design Ltd, Tel: 01789 730833. APRIL 2020.

SAT NAV B6 7BB

