



# **TO LET**

## **MODERN INDUSTRIAL/ WAREHOUSE PREMISES**

**UNIT C GAVIN WAY  
HOLFORD INDUSTRIAL PARK  
BIRMINGHAM  
B6 7AF**



**29,973 sq. ft. (2,784.55 sq. m.)**

Approx. Gross Internal Area

- 8.80m eaves height
- 3 Level access loading doors
- Secure gated yard / car parking area
- RENT: £285,000 per annum, exclusive





### Location:

The property is situated on Gavin Way on the Holford Industrial Park approximately 3 miles north of Birmingham City Centre.

Holford is an established industrial / warehouse location with occupiers including Beiersdorf, Rico Logistics and National Grid.



### Description:

The premises benefit from the following specification:

- Detached portal frame
- Minimum eaves of 8.80m
- 3 electric roller shutter loading doors
- Lighting in the warehouse area
- Fitted CCTV/Intruder Alarm
- Partially racked which can remain
- 2 Storey offices including WC and welfare facilities
- 3 phase electricity supply
- 100/1000 lease line to the building
- 30m yard depth
- Approximately 60 car parking spaces
- Secure gated site
- Manned Estate security
- Landscaped business park location

### Accommodation:

| AREAS                                  | SQM             | SQFT          |
|----------------------------------------|-----------------|---------------|
| Warehouse                              | 2,271.45        | 24,450        |
| Ground/First Floor Offices             | 513.10          | 5,523         |
| <b>Total Gross Internal Floor Area</b> | <b>2,784.55</b> | <b>29,973</b> |

### Tenure:

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



### Quoting Rent:

£285,000 per annum, exclusive

### 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. The tenant is advised to obtain verification from their solicitor or surveyor.

### Business Rates:

2023 Rateable Value: £183,000

### EPC:

EPC Rating: **C (71)**



### **Money Laundering:**

The money laundering regulations 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.

### **Legal Costs:**

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

### **VAT:**

All prices quoted are exclusive of VAT, which may be chargeable.

### **Viewing:**

**Strictly via sole agents:**

**Harris Lamb**  
**4<sup>th</sup> Floor**  
**4 Brindleyplace**  
**Birmingham**  
**B1 2LG**

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