

# HOLFORD INDUSTRIAL PARK

UNIT 1 • Holford Way •  
BIRMINGHAM • B6 7AX

AVAILABLE NOW  
FULLY REFURBISHED

TO LET

Detached Industrial/Warehouse Unit with yard & parking

22,918 sq ft (2,129 sq m)



2 level access  
loading doors



Established  
industrial location



7.2m eaves height



Secure fenced yard  
& car park





## 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: £143,000. (2023).

## 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

Please contact the agents.

## 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:

- Detached unit
- Minimum eaves of 7.2m
- 2 level access loading doors
- LED lighting
- Concrete floor
- Fully fitted offices
- WCs
- Security on site

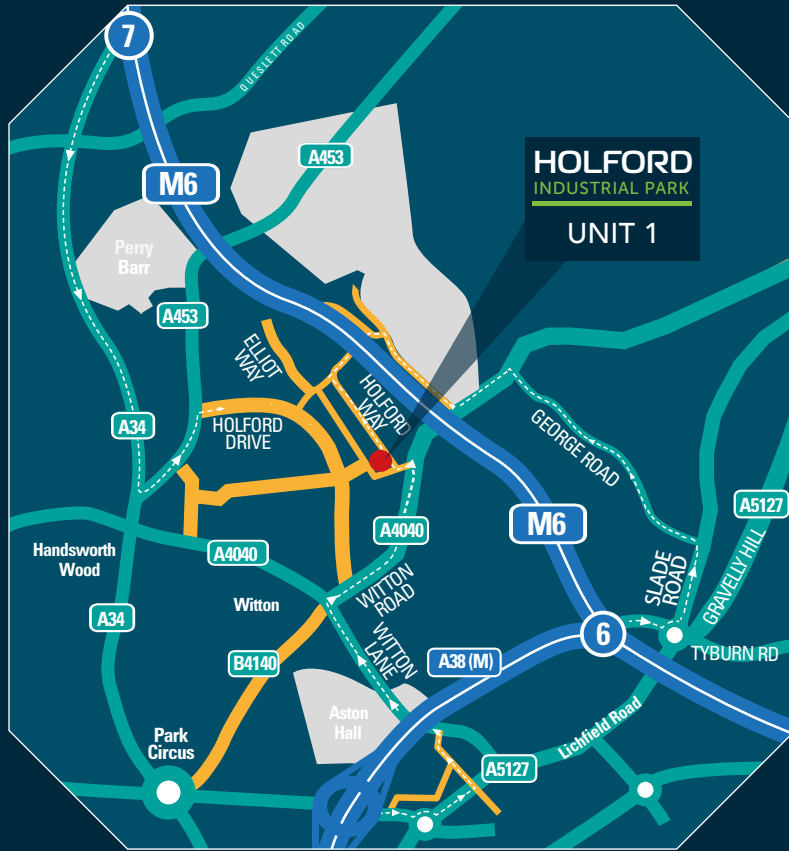
## ACCOMMODATION

	sq ft	sq m
Warehouse	18,193	1,690
Ground & First Floor Offices	4,725	439
<b>Total Gross Internal Area</b>	<b>22,918</b>	<b>2,129</b>

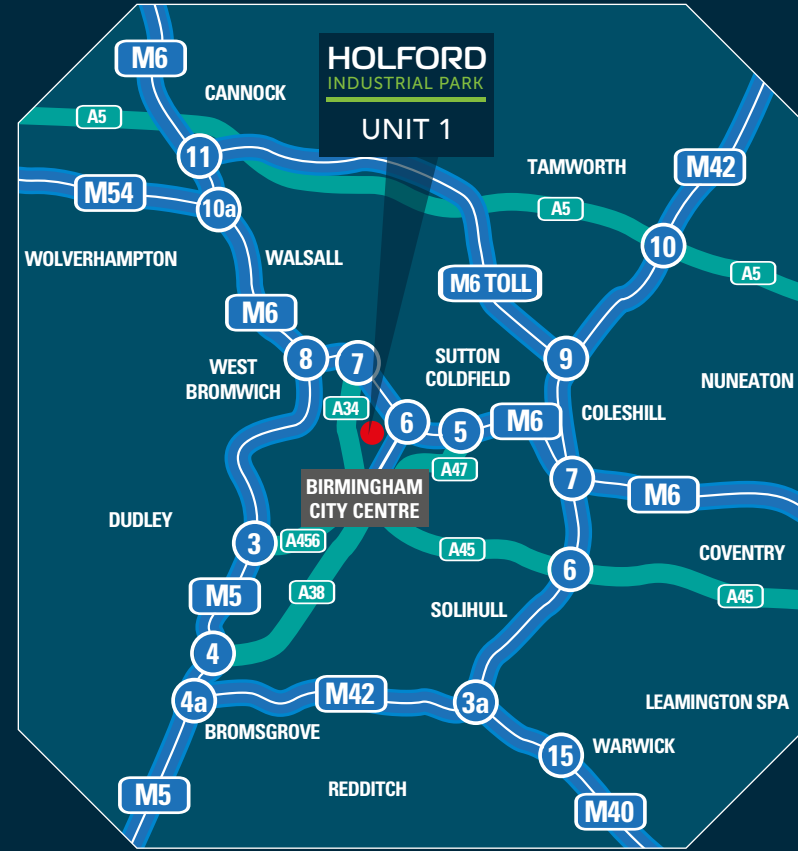




**HOLFORD**  
INDUSTRIAL PARK



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:

**harrislamb**  
PROPERTY CONSULTANCY

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