

**TO LET**

# HOLFORD

## INDUSTRIAL PARK

Tameside Drive • Birmingham B6 7AY

**Modern Industrial Warehouse With Offices**



**125**

**125,153 sq ft**  
(11,627 sq m) approx

- 12 ground level loading doors
- 550KVA power supply
- Excellent visibility from the M6 and close proximity to Junction 6 and Birmingham City Centre
- Nearby occupiers include Birmingham Wholesale Markets, JLR, Beiersdorf, Hydraforce and Guhring

**COMPREHENSIVELY REFURBISHED**



## 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 close proximity to Junction 6 of the M6 motorway, approximately 1.5 miles to the South East, linking in turn with the M5, M42, M40 and National Motorway Network.



## DESCRIPTION

The property provides a modern warehouse with two storey offices, car parking and loading areas and following extensive refurbishment meets the following specification:

### WAREHOUSE

- Steel portal frame construction
- New roof cladding
- New roof lights
- 12 ground level loading doors
- 8.25m eaves
- 550KVA power supply

### EXTERNAL

- Extensive car parking
- Large secure rear yard

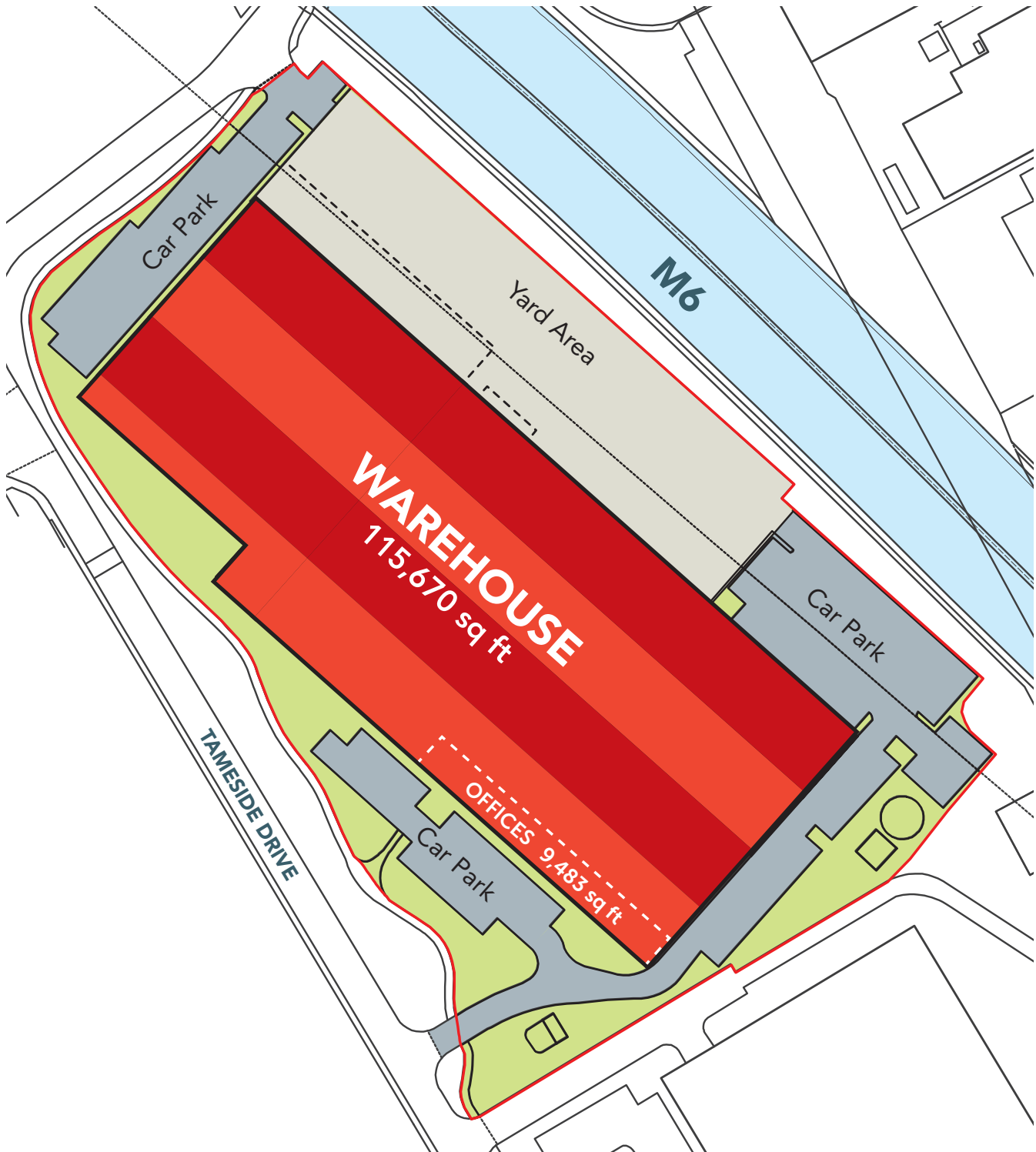
### OFFICE

- Two storey office accommodation
- Suspended ceiling and lighting
- Heating
- Toilet / kitchen facilities

## ACCOMMODATION

	sq m	sq ft
Warehouse	10,746	115,670
Ground Floor Office	447.9	4,821
First Floor Office	433.1	4,662
<b>TOTAL GIA (approx)</b>	<b>11,627</b>	<b>125,153</b>

125



## 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.

## 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

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

## EPC

Rating D (78).

## VAT

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

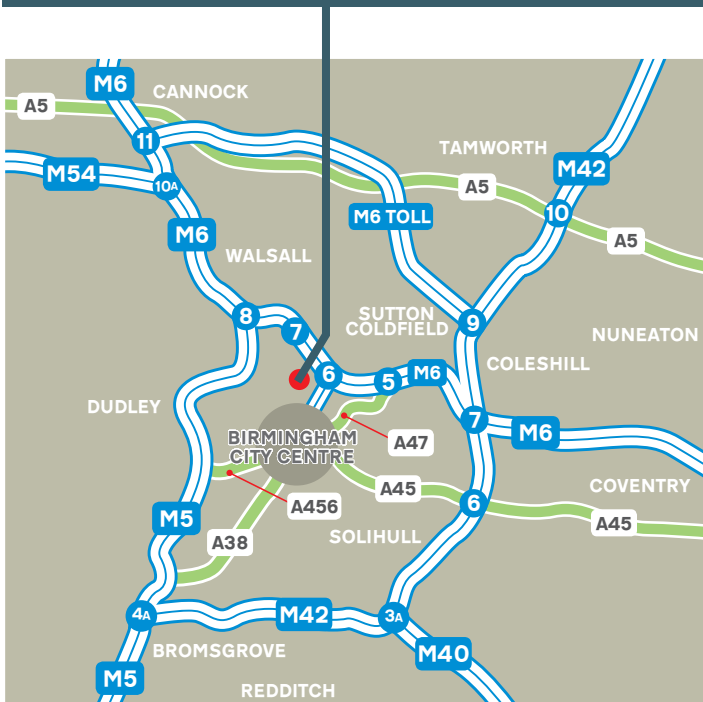




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## INDUSTRIAL PARK

SAT NAV: B6 7AY



**VIEWING** - Strictly via the joint sole agents:

**harrislamb**  
PROPERTY CONSULTANCY

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