

# UNITS G, H1, H2 NEXUS POINT

Holford Industrial Estate, Birmingham, B6 7AP



## Key Highlights

- 46,583 sq ft
- 8 m eaves height
- Secure yard and car parking spaces
- Modern warehouse located on an established industrial estate
- Level loading doors

## Summary

Available Size: 46,583 sq ft

Rent: On application

EPC Rating: C

## Location

Holford Industrial Estate is approximately 1.5 miles northwest of Junction 6 of the M6 motorway, commonly known as Spaghetti Junction and is situated about 3 miles north of Birmingham City Centre.

This close proximity to Junction 6 provides convenient access to major motorways such as the M5, M42, and M40, facilitating efficient transportation and logistics for businesses operating within the estate

## Description

Situated within the well-established Holford Industrial Estate, this high-quality industrial unit is positioned among major national occupiers including Amazon and Royal Mail.

The premises offer a high bay warehouse with roller shutter door access, complemented by a two-storey office core providing functional workspace across both ground and first floors.

Externally, the property benefits from a secure gated yard and a dedicated parking area, ensuring both convenience and safety. Access is via Elliot Way, providing excellent vehicle circulation and ease of entry for articulated lorries.

This unit presents an ideal opportunity for occupiers seeking a secure, accessible, and strategically located industrial facility.

## Terms

Further information available upon request.

## Services

We understand that all mains services are connected to the site however interested parties are advised to make their own enquiries.

## Legal Costs

Each party is to cover their own legal and surveyors costs on any transaction.

## Business Rates

Rateable value: £302,500

## Contact

**David Tew**

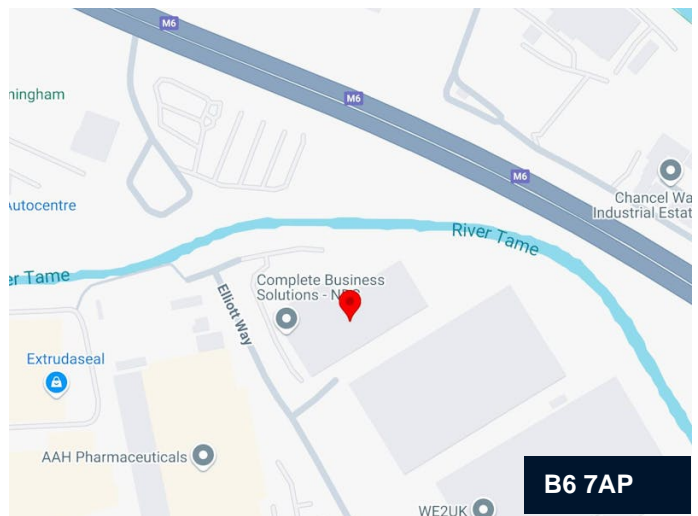
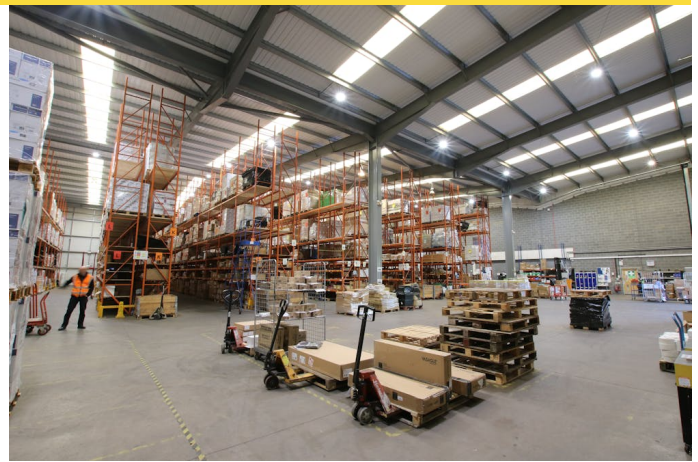
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