



INTERIM PARTICULARS

TO LET

REFURBISHED WAREHOUSE PREMISES

UNIT 12 HOLFORD INDUSTRIAL PARK
HOLFORD WAY, BIRMINGHAM, B6 7AY



124,989 sqft

(11,611.87 sqm) approx

UNIT TO BE REFURBISHED FOR SUMMER 2026

12 GROUND LEVEL LOADING DOORS & 8.25m EAVES

EXCELLENT ROAD LINKS TO J6 M6 7 BIRMINGHAM CITY CENTRE





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 the unit will provide:

- Steel portal frame construction
- High level LED lighting
- 12 ground level loading doors
- 8.25m eaves
- Extensive car parking
- Large secure rear yard
- Two storey office accommodation
- Open plan office at first floor
- Suspended ceiling and lighting
- Heating
- Raised floors
- Toilet / kitchen facilities

AVAILABILITY/ TENURE

The property is available on a new full repairing and insuring lease on terms to be agreed.

RENT

On application from the Agents

BUSINESS RATES

2026 Rateable Value - £705,000

ACCOMMODATION

AREA	SQM	SQFT
Warehouse	11,000	118,404
Office and Ancillary	611.77	6,585
Gross Internal Area	11,611.87	124,989

EPC

Rating **B (41)**

SERVICES

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

VAT

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

ANTI-MONEY LAUNDERING:

The money laundering regulations require identification checks are undertaken for all parties purchasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing entity.

LEGAL COSTS

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

VIEWING

Strictly via the joint agents:

HARRIS LAMB
4th Floor
4 Brindleyplace
Birmingham
B1 2LG

Tel: **0121 455 9455**

Contact: **Nick Empson**
Email: nick.empson@harrislamb.com
Mobile: **07721 816 907**

Contact: **Neil Slade**
Email: neil.slade@harrislamb.com
Mobile: **07766 470 384**

Or

Cushman & Wakefield (Birmingham)

Date: **March 2026**

SUBJECT TO CONTRACT

