

**FOR
SALE**

- › Established Urban Location
- › Close to Junction 6 M6 (Spaghetti Junction)
- › Potential for Redevelopment STP

AVAILABLE IMMEDIATELY

ESSEX WORKS

HOLBORN HILL, BIRMINGHAM, B7 5PA

**46,704 SQ FT (4,338.88 SQ M)
ON 1.78 ACRES**

MANUFACTURING PREMISES WITH HIGH POWER SUPPLY



LOCATION

The property is situated fronting Holborn Hill, which runs between the A5127 Lichfield Road and Long Acre, approximately 2.5 miles north-west of Birmingham City Centre. The A5127 provides access to junction 6 of the M6 approximately 1 mile to the north.

The premises are less than 100m from Aston Train Station and numerous bus stops are available within a short walk of the building.

- > **M6 J6** - Less than 1 mile
- > **Aston Train Station** - Less than 100m
- > **Birmingham City Centre** - 2.5 miles

DESCRIPTION

The premises comprise, traditional manufacturing accommodation with external parking and a secure enclosed yard to the rear. The elevations are predominantly of brick construction with varying roof solutions extending over the premises.

Internally, the height varies throughout the building but in most places there is a minimum working height of approximately 5m. Access is gained via two level access roller shutter doors and there is LED lighting to the production area. Adjacent to the car park, there is a first floor office block with kitchen, canteen and sanitary facilities. The offices benefit from LED lighting and air conditioning throughout

A SHORT WALK TO PUBLIC TRANSPORT

ACCOMMODATION

	SQ FT	SQ M
GF Industrial / Warehouse	39,946	3,711.10
GF Works Offices	1,163	108.05
FF Offices	5,595	519.79
Total	46,704	4,338.94

BUSINESS RATES

Rateable Value: £85,500

Rates Payable: £47,452.50 per annum

EPC RATING

TBC

TENURE

The premises are available on a Freehold basis only.

PRICE

Available upon application.

LEGAL COSTS

Each side to bear their own.

FOR VIEWINGS

CONTACT THE AGENTS



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