

INDUSTRIAL, WAREHOUSE | FOR SALE

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ESSEX WORKS, HOLBORN HILL, BIRMINGHAM, B6 7QT

46,704 SQ FT (4,338.94 SQ M)

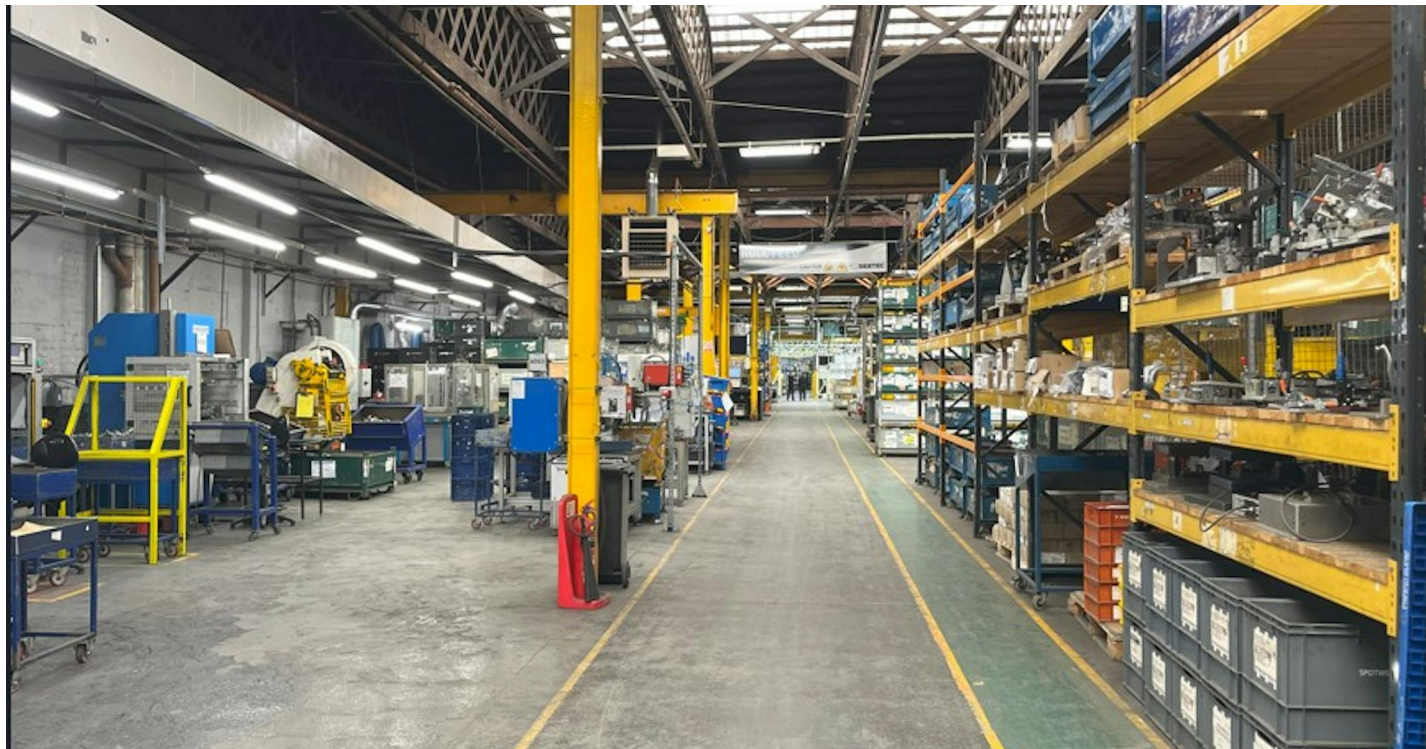
**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY



## Manufacturing Premises with High Power Supply

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- Established Urban Location
  - Close to Junction 6 M6 (Spaghetti Junction)
  - Potential for Redevelopment STP
  - Short Walk to Public Transport
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## 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



## LOCATION

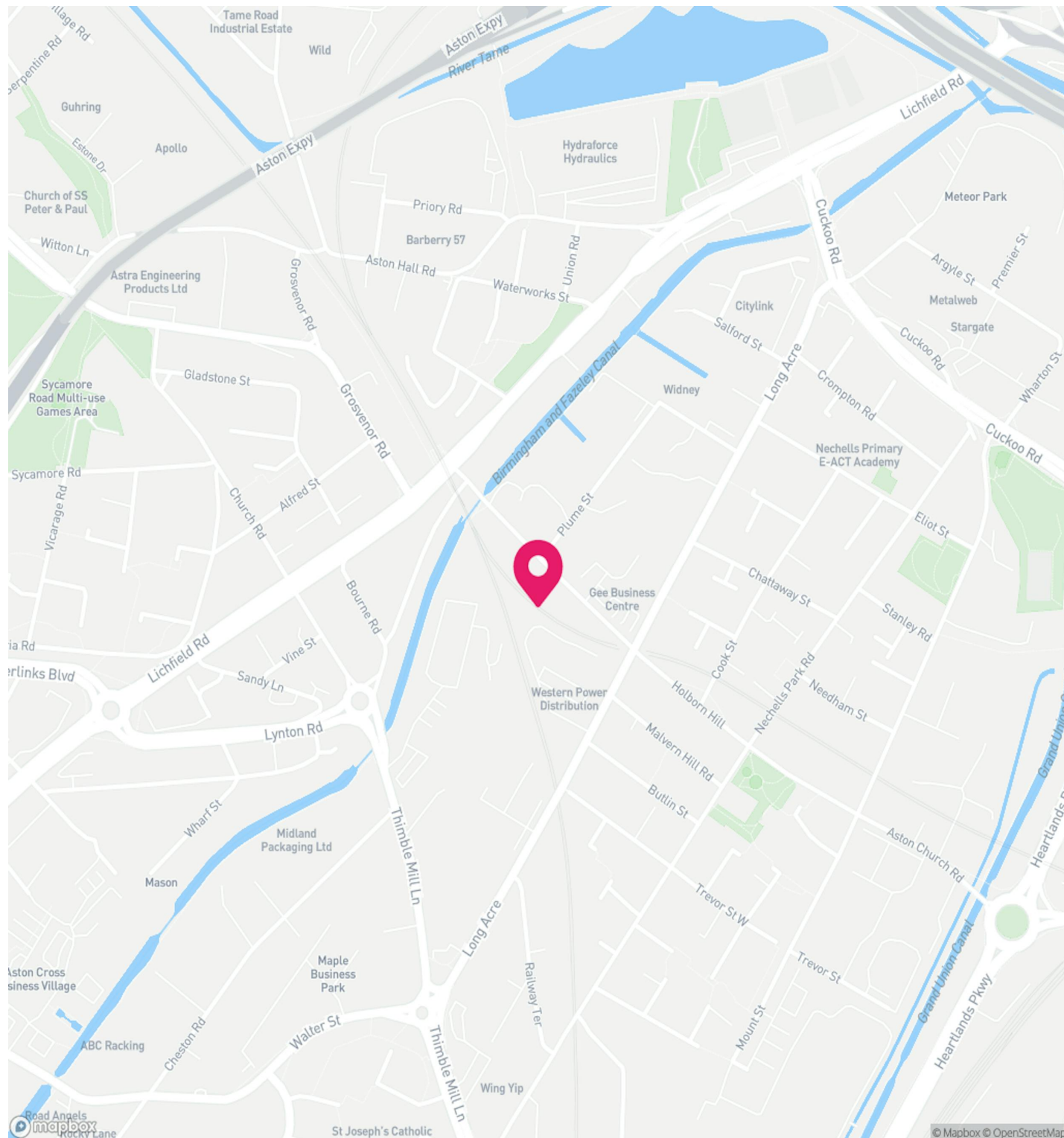
The property is situated fronting Holborn Hill, which runs between the A5127 Lichfield Road and Long Acre, approximately 2.5 miles north-west of Birmingham City Centre. The A5127 provides access to junction 6 of the M6 approximately 1 mile to the north.

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









## AVAILABILITY

Name	sq ft	sq m	Availability
Ground	39,946	3,711.10	Available
Ground - Works Office	1,163	108.05	Available
1st	5,595	519.79	Available
<b>Total</b>	<b>46,704</b>	<b>4,338.94</b>	

## EPC

TBC

## LEGAL COSTS

Each side to bear their own.

## SERVICES

We understand that the building has the benefit of all main services connected on, or adjacent to the subject property.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations as to their suitability.

## AVAILABILITY

The property is available immediately upon completion of legal formalities.

## RATEABLE VALUE

£85,000

## PRICE

Price on application

## ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

## VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

## CONTACT



**Edward Siddall-Jones**

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