

TO LET - INDUSTRIAL

MODERN INDUSTRIAL WAREHOUSE AVAILABLE NOW

# HOLLYMOOR POINT

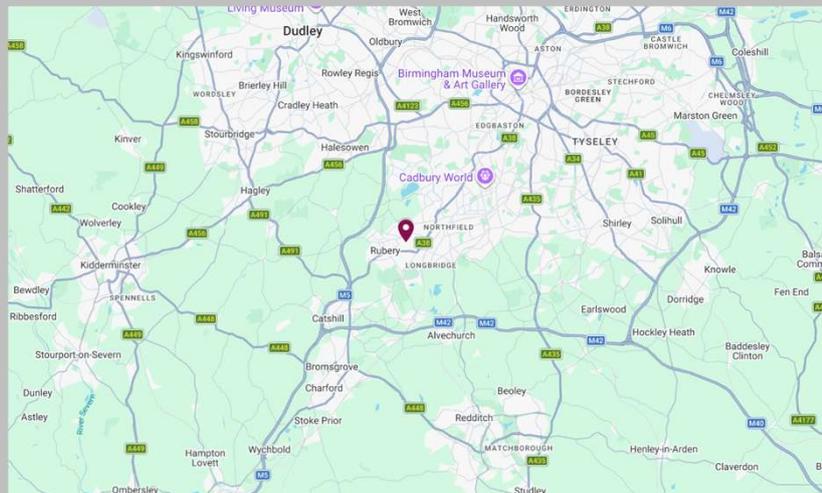
Hollymoor Way, Birmingham, B31 5HE

51,613 sq ft (4,795 sq m)



## Key Highlights

- Built 2017
- 10m eaves height
- 3 dock level access doors
- 2 level access doors
- Secure yard with 35m depth
- 2.5 MVA
- 2 Storey Offices inc. Welfare Areas
- Excellent access to A38



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# HOLLYMOOR POINT

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## Location

The property is strategically located on Birmingham Great Park, as part of the Hollymoor Point development, adjacent St Modwen's Longbridge redevelopment and is accessed off the A38 3 miles distant from J4 of M5 and 4 miles distant from J2 of M42, Birmingham city centre is 8 miles away along the A38 dual carriageway.

## Description

The modern unit comprises the following specification:

- 10m eaves height
- 3 dock level loading doors
- 2 level access doors
- Fully secured yard extending to 35m depth
- Two storey offices fitted with welfare and laboratory areas
- Warehouse fitted with LED lighting
- 58 car parking spaces
- 2.5 MVA
- EV charging points

## Accommodation

Area	Sq ft	Sq m
Total Gross Internal Area	51,613	4,795

## Terms

The property is available leasehold on terms to be agreed via sub-letting or assignment on a lease expiring 20<sup>th</sup> November 2036. Alternatively, a new lease may be available.

## Rent

On Application

## EPC

A (16)

## Planning

The property has planning consent for E(g), B2 and B8 uses.

## Rateable Value

The current rateable value is £300,000. Interested parties are advised to make their own enquiries with the Local Authority Business Rates Department.

## VAT

VAT is payable on any transaction at the prevailing rate.

## Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

## Further information and viewings

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