

INDUSTRIAL, TRADE COUNTER, WAREHOUSE | TO LET

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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

Secure Manufacturing Premises with High Power Supply in Established Urban Location

- Established Urban Location
 - Close to Junction 6 M6 (Spaghetti Junction)
 - Short Walk to Public Transport
-



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

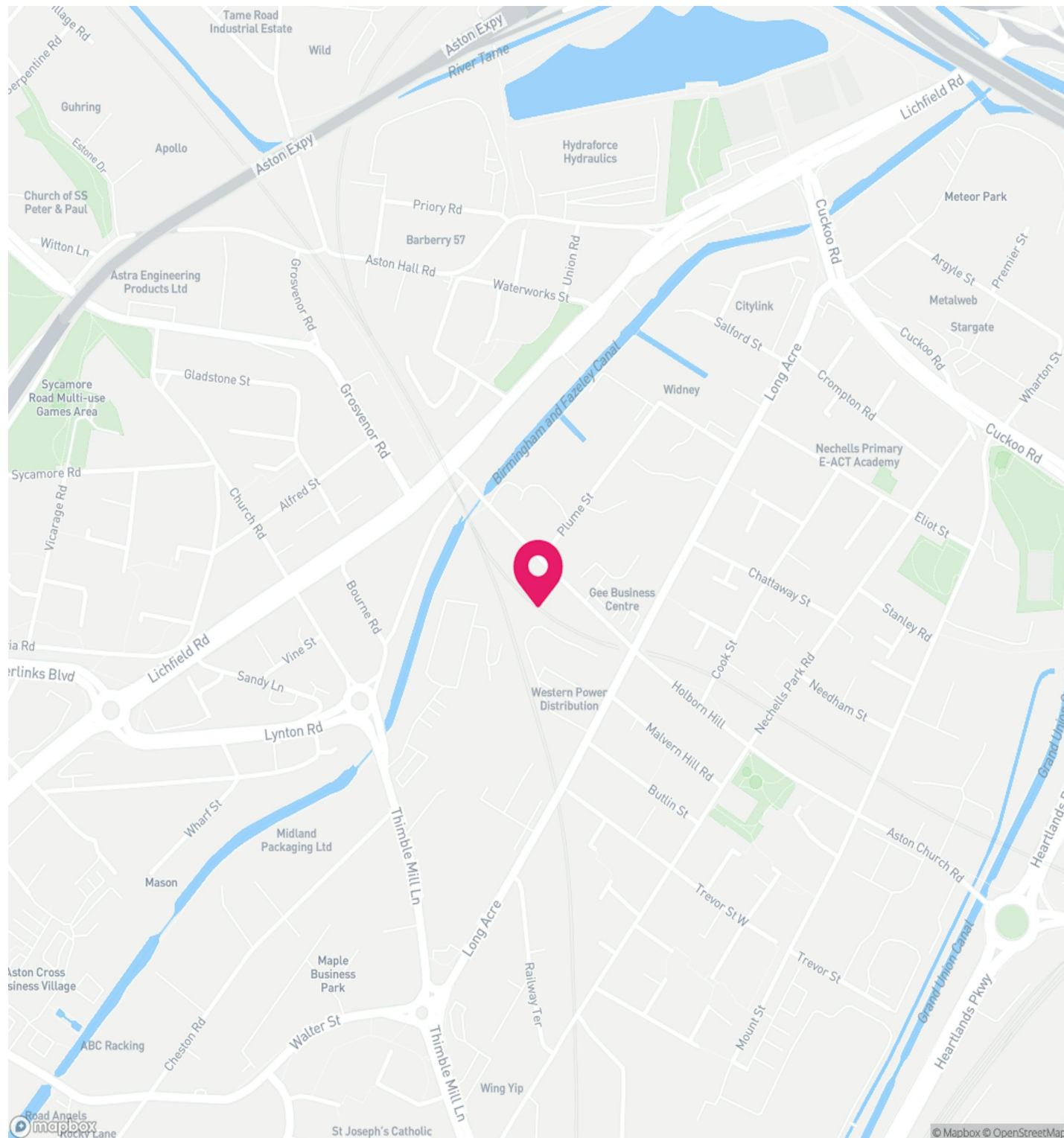
The property is situated fronting Holborn Hill, which runs between the A5127 Lichfield Road and Long Acre, approximately 2.5 miles north-west of Birmingham City Centre. The A5127 provides access to junction 6 of the M6 approximately 1 mile to the north.

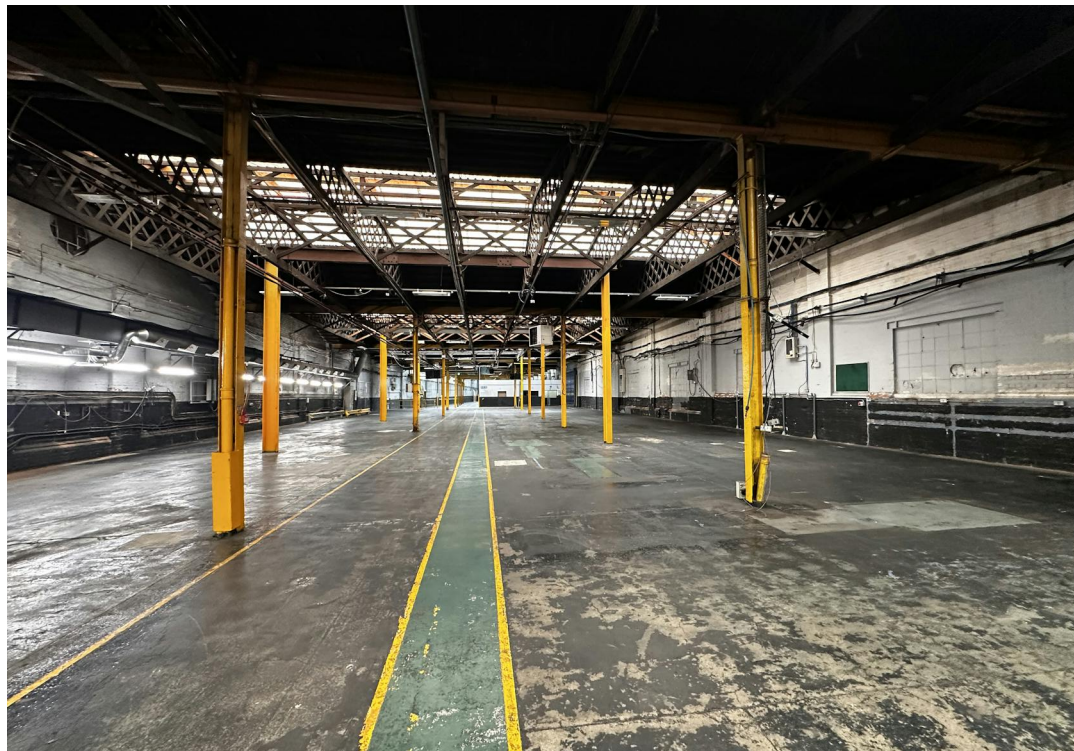
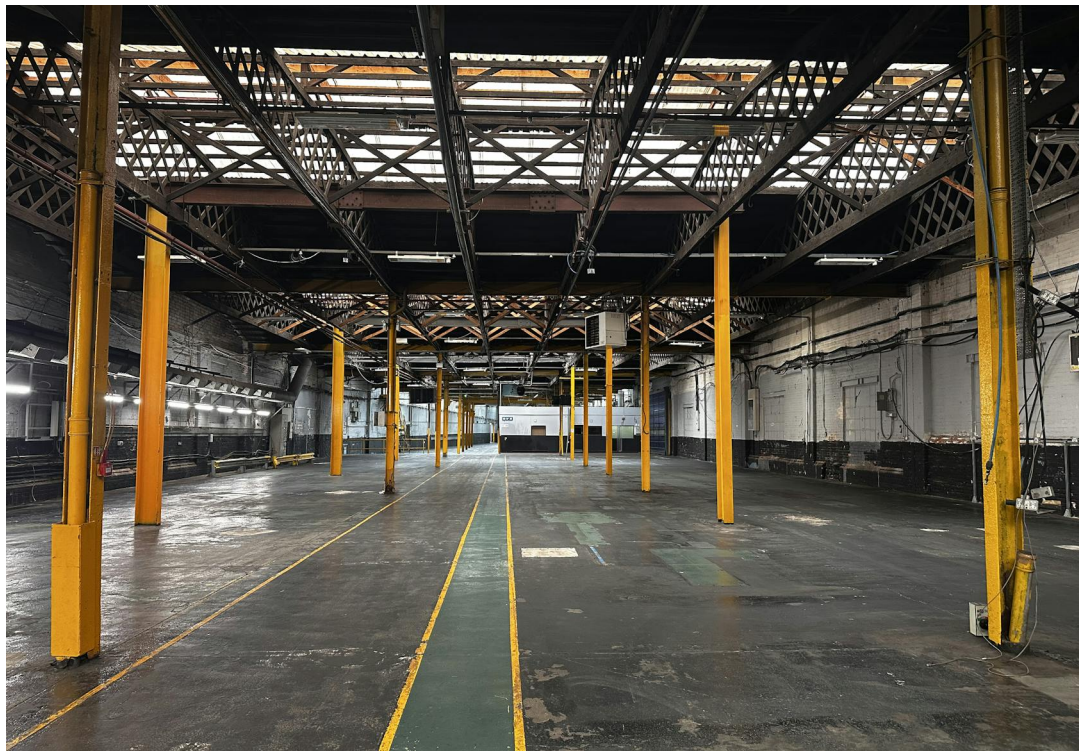
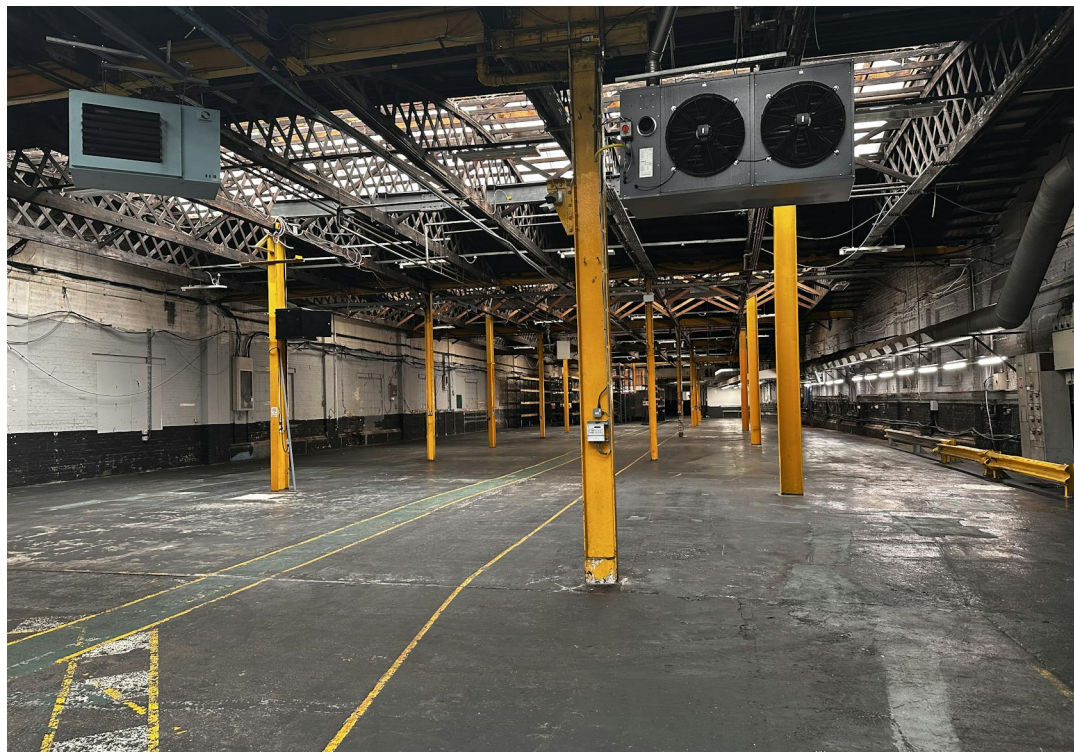
The premises are less than 100m from Aston Train Station and numerous bus stops are available within a short walk of the building:

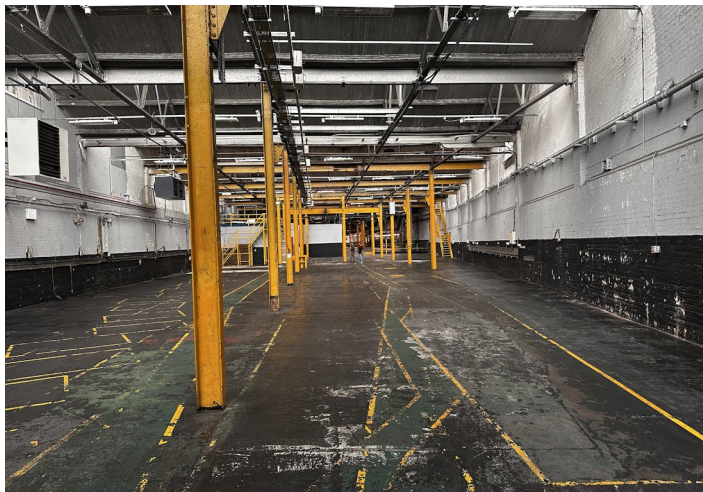
M6 J6 - Less than 1 mile

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
Total	46,704	4,338.94	

EPC

Available upon request from the agent

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.

RENT

Price on application

RATEABLE VALUE

£85,000

LEASE

The property is available to let on a new lease with length to be agreed.

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



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The above information contained within this brochure is subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 11/09/2025

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