

INDUSTRIAL, TRADE COUNTER, WAREHOUSE | FOR SALE

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ESSEX WORKS, HOLBORN HILL, BIRMINGHAM, B6 7QT

6,303 TO 32,752 SQ FT (585.57 TO 3,042.76 SQ M)

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY



Substantial Industrial Warehouse Near  
Birmingham City Centre

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- Excellent Natural Lighting
  - Suitable for Manufacturing Storage and Distribution Uses
  - Open Plan Floor Areas
  - Steel Portal Construction
  - Brick Elevations
  - Three Phase Power
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## DESCRIPTION

The property comprises a substantial industrial warehouse offering generous clear working space, excellent natural light, and flexible accommodation suitable for a wide range of manufacturing, storage, and distribution uses.

The main warehouse is arranged as a series of interconnected bays with impressive open span floor areas, benefitting from extensive roof light coverage that provides bright, evenly distributed natural illumination throughout. The accommodation features solid concrete flooring, good internal clearance heights, and multiple gas-fired warm air blowers.

Access is provided via a combination of pedestrian doors and loading access onto Holborn Hill.

The building is constructed of steel portal frame construction with a brick elevations, three-phase power, ancillary office and welfare facilities.

Overall, the premises provide a versatile industrial environment capable of subdivision to the floor ideas listed on our schedule or available as a whole.

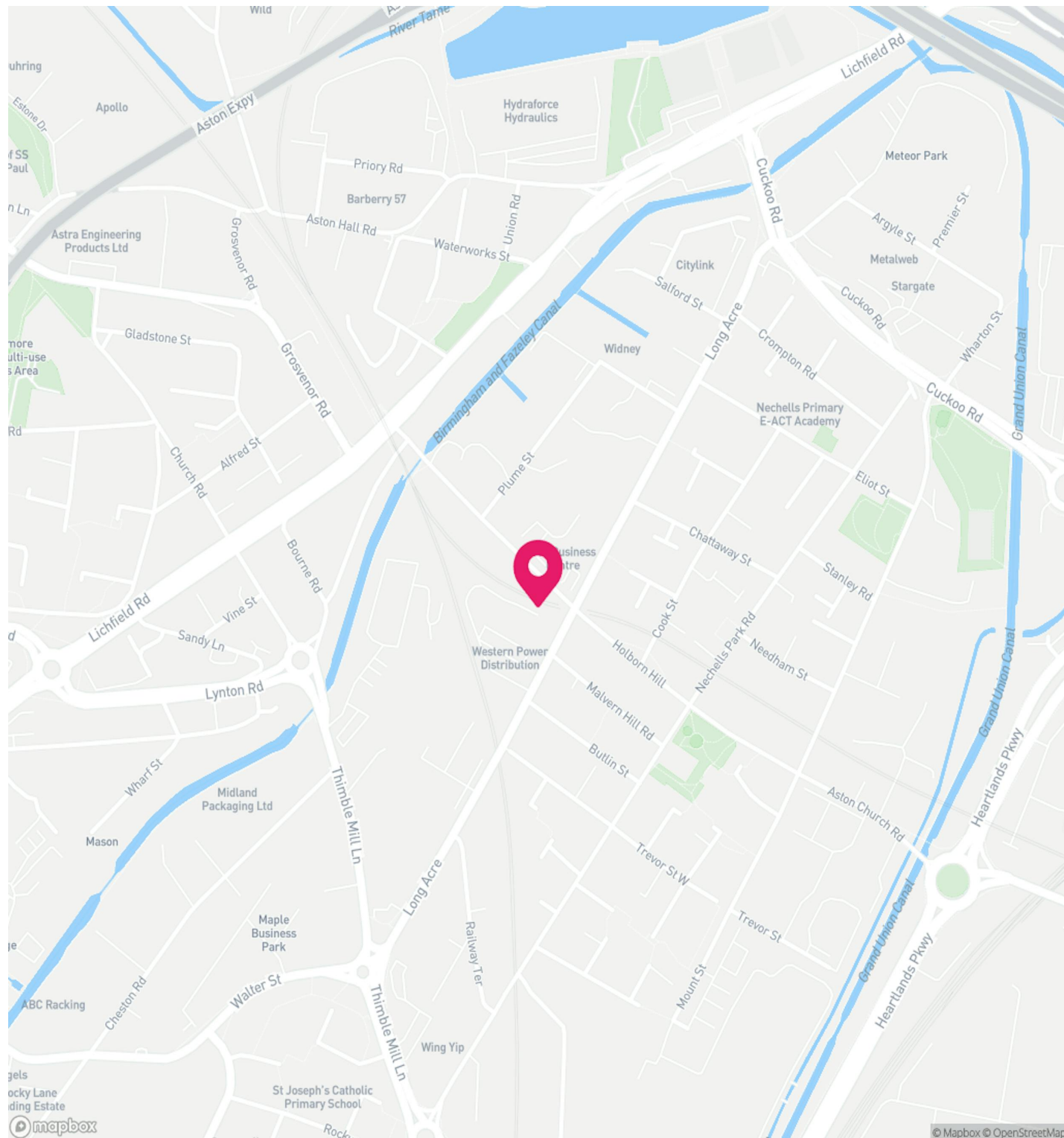


## LOCATION

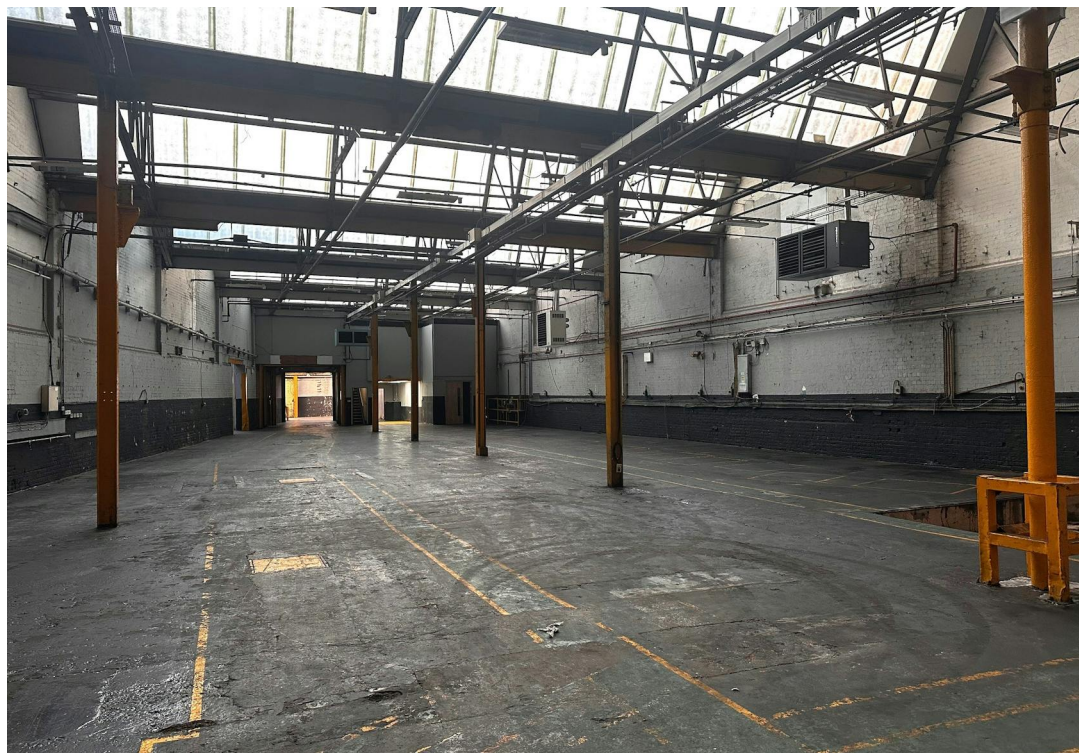
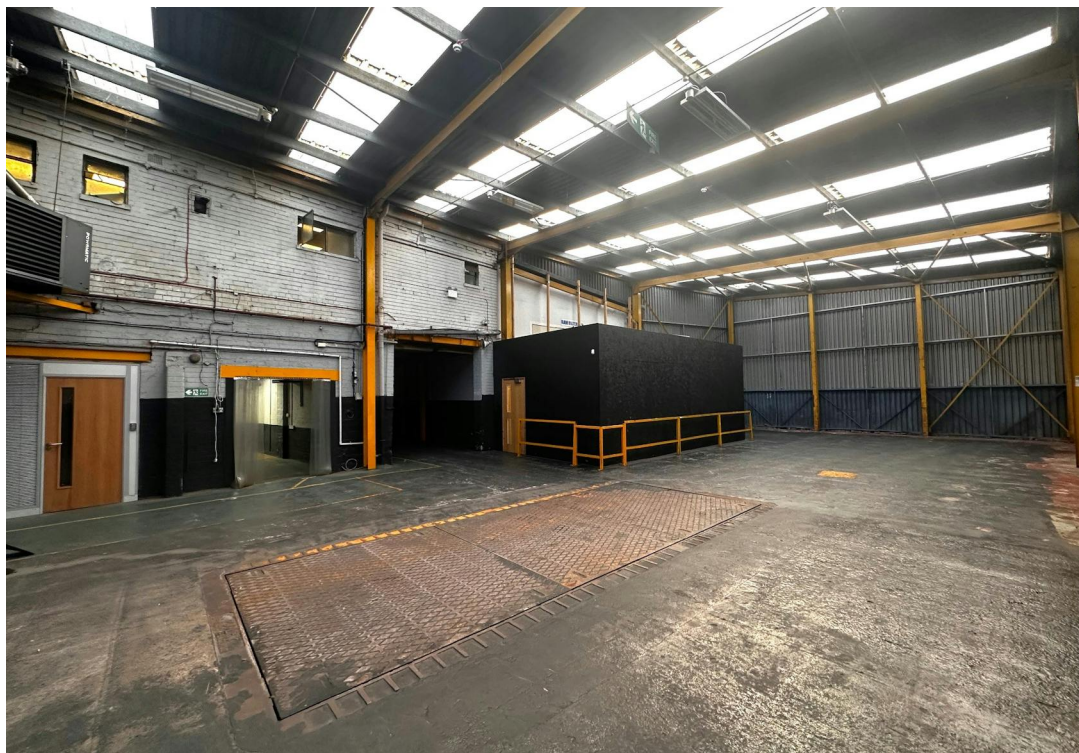
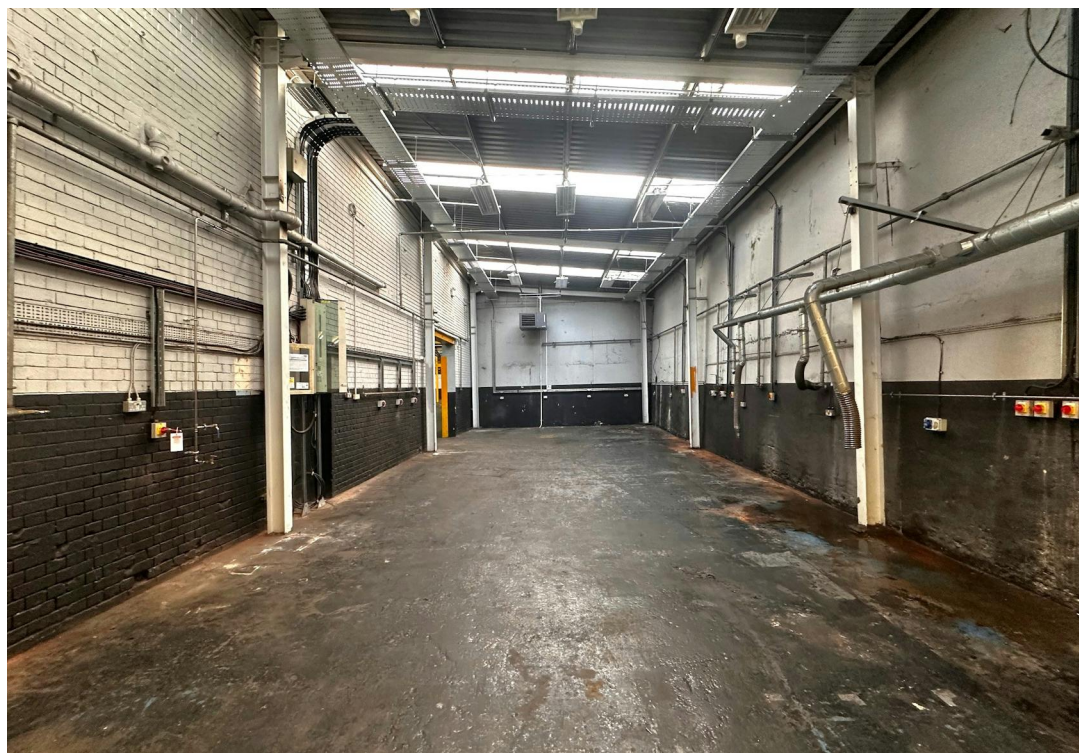
The property is situated fronting Holborn Hill, which runs between the A5127 Lichfield Road and Long Acre, approximately 2.5 miles north-west of Birmingham City Centre. The A5127 provides access to junction 6 of the M6 approximately 1 mile to the north.

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	Price	Availability
Ground - Unit 1	6,303	585.57	£425,000	Available
Ground - Unit 2	10,073	935.81	£725,000	Available
<b>Total</b>	<b>16,376</b>	<b>1,521.38</b>		

## ENERGY PERFORMANCE CERTIFICATE

Available upon request from the agent.

## AVAILABILITY

The property is available immediately upon completion of legal formalities.

## PRICE

Unit 1 (6,303 ft2) - £425,000

Unit 2 (10,073 ft2) - £725,000

Units Combined (16,376 ft2) - £1,150,000

## VAT

Not applicable

## LEGAL FEES

Each party to bear their own costs

## 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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