

# Hollymoor Point

HOLLYMOOR WAY, BIRMINGHAM, B31 5HE

**To Let - Modern Industrial Warehouse**

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



## Hollymoor Point

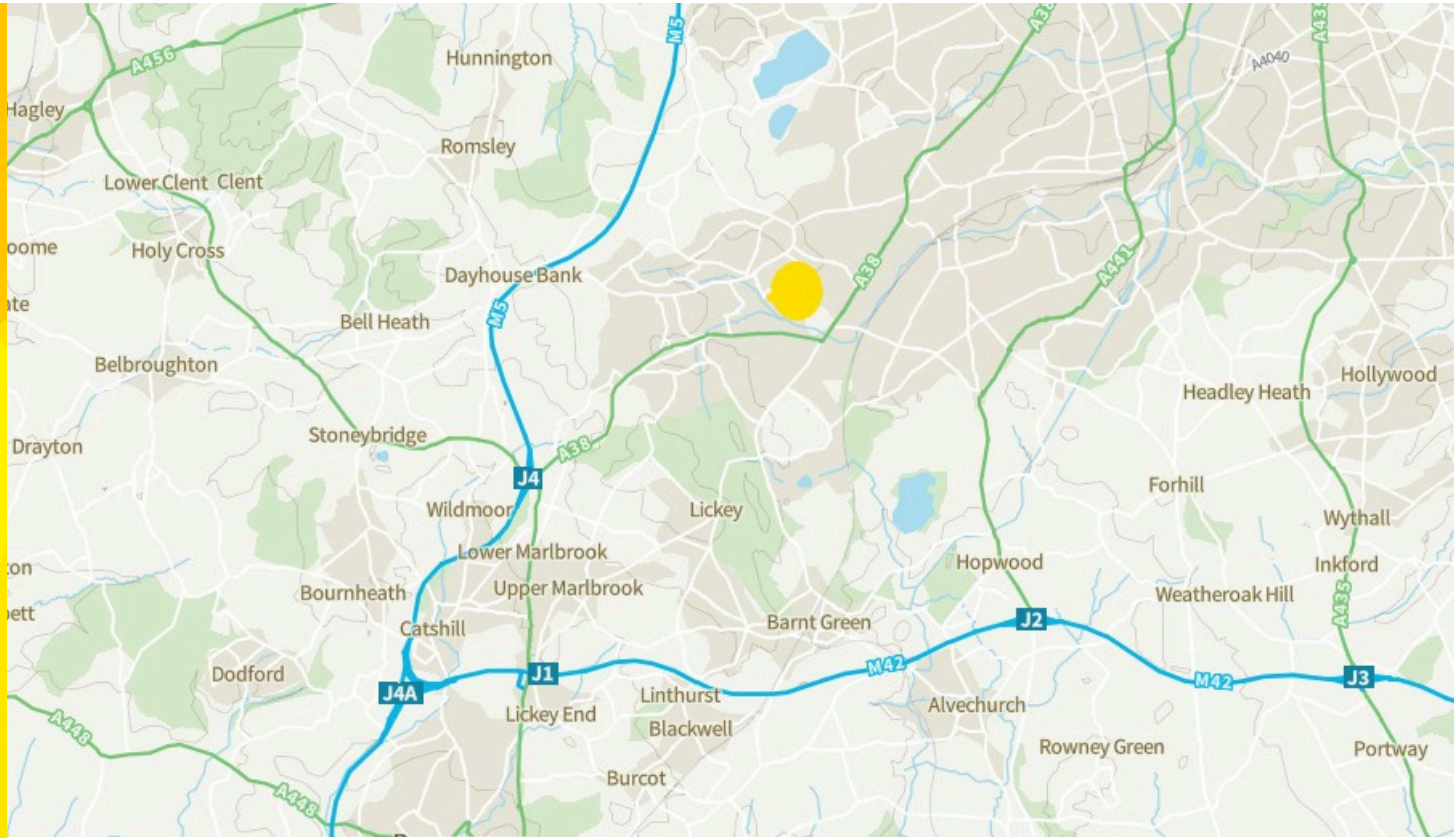
Hollymoor Way, Birmingham, B31 5HE

### KEY HIGHLIGHTS

- Built 2017
- 10m eaves height
- 3 dock level access doors
- 2 level access doors
- Secure 35m yard
- 58 car parking spaces
- EV charging points
- 2 Storey offices including welfare areas
- Excellent access to the A38

### ACCOMMODATION

Description	Sq Ft	Sq M
Warehouse & Office	51,613	4,795
<b>Total</b>	<b>51,613</b>	<b>4,795</b>



### LOCATION

The property is strategically located on Birmingham Great Park, as part of the Hollymoor Point development, adjacent Indurent's Longbridge redevelopment.

#### Distances

- A38 - 1.2 miles
- M5 (J4) - 3.8 miles
- M42 (J2) - 5.3 miles
- Longbridge Railway Station - 2 miles
- Larch Drive Bus Stop - 0.1 miles



## TERMS

The property is available on leasehold terms to be agreed via a sub-letting or assignment on a lease expiring 20 November 2036.

## RENT

On Application

## SERVICE CHARGE

An estate service charge is applicable

## 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.

**Hollymoor Point, Hollymoor Way**

Birmingham, B31 5HE



### IMPORTANT NOTICE

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## CONTACT

For further information please contact:

### **Katie Monks**

Director  
katie.monks@savills.com  
07584 606 213

### **Katie Beswick**

Surveyor  
katie.beswick@savills.com  
07779 926 822

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