



INDUSTRIAL UNIT TO LET

Units G, H1, H2 Nexus Point, Holford Industrial Estate

Birmingham, B6 7AP

Industrial TO LET

46,583 sq ft

(4,327.70 sq m)

- Modern Warehouse
Located on an Established
Industrial Estate
- Offices to the Ground &
First Floor
- Secure Yard & Car Parking
Spaces
- Level Loading Doors
- 46,583 sq ft

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Summary

Available Size	46,583 sq ft
Rent	£428,000 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C

Description

Situated within the well-established Holford Industrial Estate, this high-quality industrial unit is positioned among major national occupiers including Amazon and Royal Mail.

The premises offer a high bay warehouse with roller shutter door access, complemented by a two-storey office core providing functional workspace across both ground and first floors.

Externally, the property benefits from a secure gated yard and a dedicated parking area, ensuring both convenience and safety. Access is via Elliot Way, providing excellent vehicle circulation and ease of entry for articulated lorries.

This unit presents an ideal opportunity for occupiers seeking a secure, accessible, and strategically located industrial facility.

Location

Holford Industrial Estate is approximately 1.5 miles northwest of Junction 6 of the M6 motorway, commonly known as Spaghetti Junction and is situated about 3 miles north of Birmingham City Centre.

This close proximity to Junction 6 provides convenient access to major motorways such as the M5, M42, and M40, facilitating efficient transportation and logistics for businesses operating within the estate

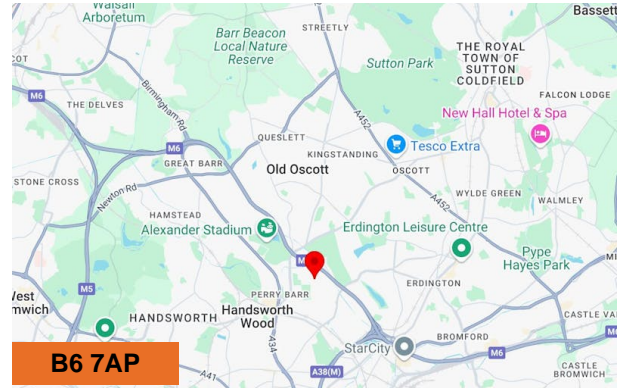
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	40,529	3,765.27	Available
Ground - Office	3,243	301.28	Available
1st - Office	2,811	261.15	Available
Total	46,583	4,327.70	

Terms

Further information available upon request.



Viewing & Further Information



Danny Trott

0330 053 8626 | 07392 876416
dannytrott@tc-group.com



Tom Dymond

07810756399 tomodymond@tc-group.com