

To Let

NEXUS POINT

Units G, H1 & H2

Elliott Way

Birmingham

B6 7AP

From 915.86 sq m (9,858 sq ft) to
4,348.38 sq m (46,805 sq ft)



Highlights

- Modern warehouse units
- 8.0m eaves heights
- 1.5 miles to Junction 6 of the M6
- 3 miles to Birmingham City Centre



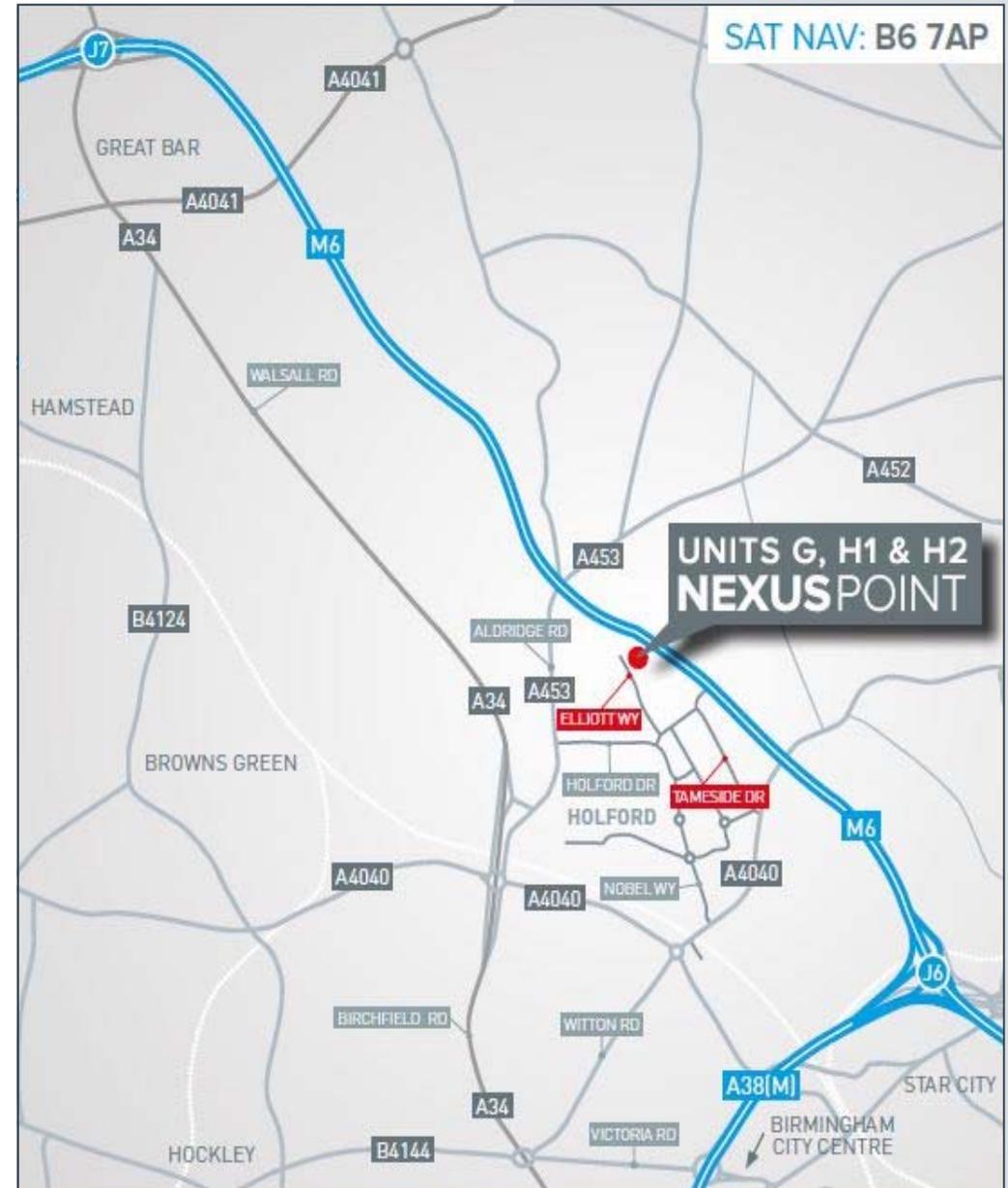
Location

The premises are located off Elliott Way on the popular Nexus Point, accessed through Holford Industrial Estate. The premises benefits from excellent transport connectivity with Junction 6 of the M6 approximately 1.5 miles distance, and Birmingham City Centre approximately 3 miles.

Description

The property comprises a terrace of three modern warehouses that could be combined if necessary. The units were built in 2006 and have an excellent specification for units of this size, as follows:

- Steel portal frame construction
- 8.0m eaves heights
- Level loading doors
- Well specified two storey offices
- Good loading access





Accommodation

The Gross Internal Area is as follows:

Unit	Floor	Accommodation	Sq Ft	Sq M
G	Ground	Warehouse	22,213	2,063.66
	Ground	Offices	2,345	217.82
	First	Offices	2,345	217.82
Sub Total			26,902	2,499.32
H1	Ground	Warehouse	8,925	829.12
	Ground	Offices	467	43.37
	First	Offices	467	43.37
Sub Total			9,858	915.86
H2	Ground	Warehouse	9,106	846.00
	Ground	Offices	469	43.60
	First	Offices	469	43.60
Sub Total			10,045	933.20
TOTAL			46,805	4,348.38



Tenure

The property is available by way of a sublet on terms to be agreed. For the avoidance of doubt the racking can be removed if required.

Rateable Value

	2017 Draft Rateable Value
Unit G	£155,000
Unit H1	£56,500
Unit H2	£55,500

Interested parties are advised to discuss rates payable with the local authority.

Energy Performance Certificate

The EPC ratings are as follows:

Unit G: C56 **Unit H1:** C64 **Unit H2:** C70

Services

We understand that all mains services are connected to the site however interested parties are advised to make their own enquiries.

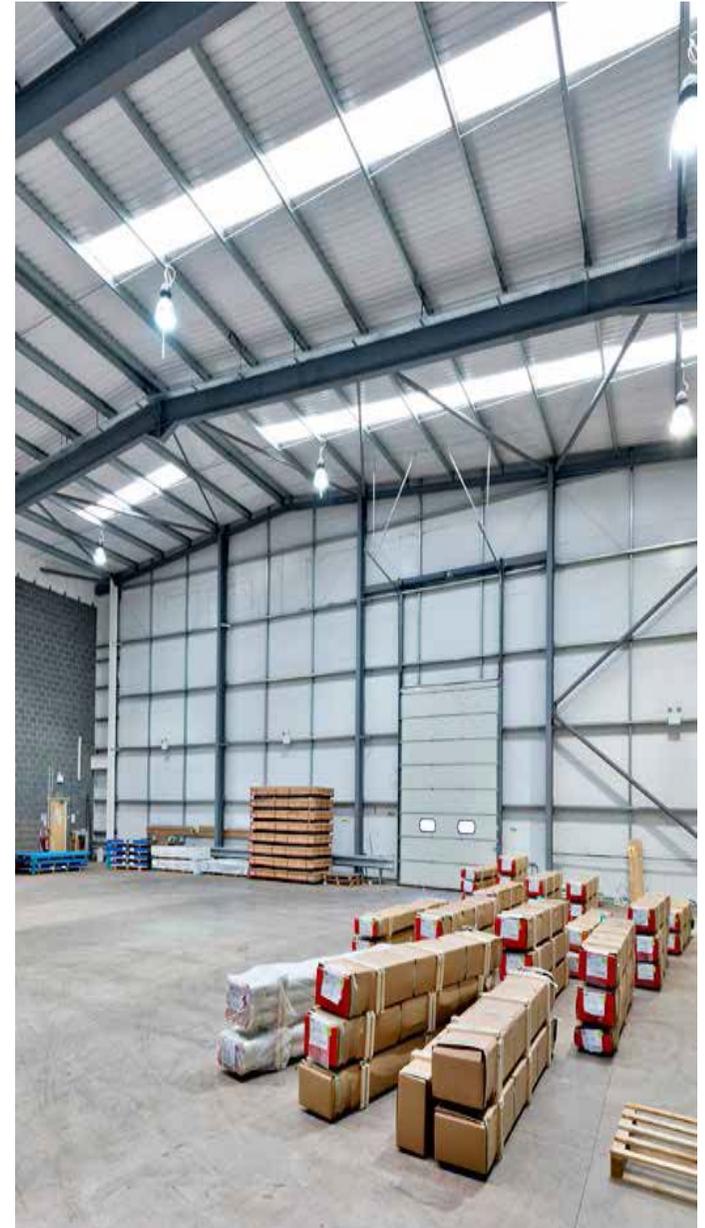
Legal Costs

Each party is to cover their own legal and surveyors costs on any transaction.

VAT

VAT may be payable on any transaction at the prevailing rate.





For Further information please
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SUBJECT TO CONTRACT

August 2018

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August 2018

File number: 01B809384

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