



Rear of 435-439 Tyburn Road
Erdington, Birmingham, B24 8HJ

**Industrial
Warehouse/Workshop
Premises with Level Loading
and External Yard Area
Providing Valuable Car
Parking/Storage**

4,340 sq ft
(403.20 sq m)

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Description

The property comprises a single bay warehouse of steel portal frame construction with brick infill surmounted by a pitched roof incorporating translucent roof lights.

The property benefits from level loading from the yard area and pedestrian access leading into a reception area with open plan office, WC and kitchenette.

Benefits include a in eaves height of 13ft rising to 18ft 6" in the apex, concrete flooring, three phase power, LED lighting and external yard area providing valuable car parking or storage.

Location

The property is situated off the A38 Tyburn Road one of the main arterial routes into Birmingham City Centre and the national motorway network.

The location allows for excellent communication links being only 1 mile from J6 (Spaghetti Junction) of the M6 motorway which provides access to the national motorway network.

Birmingham City Centre is located only 5 miles to the south.

Rental / Terms

The property is available on a new lease, with length to be agreed, at £25,000 per annum exclusive.

Service Charge

Non-Payable.

Business Rates

We understand the property qualifies for Small Business Rates Relief, Subject to tenants' eligibility. We would recommend all interested parties make their own enquiries to satisfy themselves in this regard.

VAT

All prices quoted are exclusive of VAT, which we understand is not payable.

Energy Performance Certificate (EPC)

Available upon request from the agent.

Planning Permission

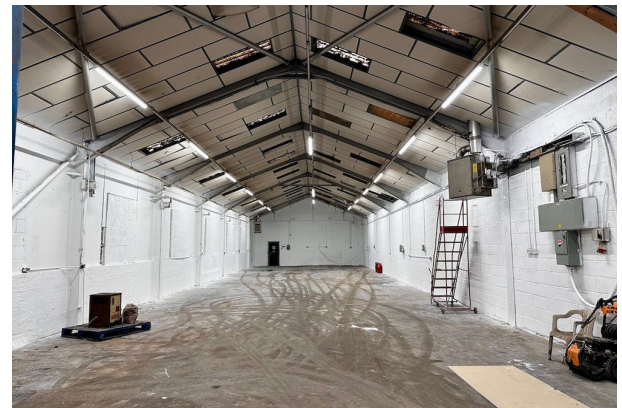
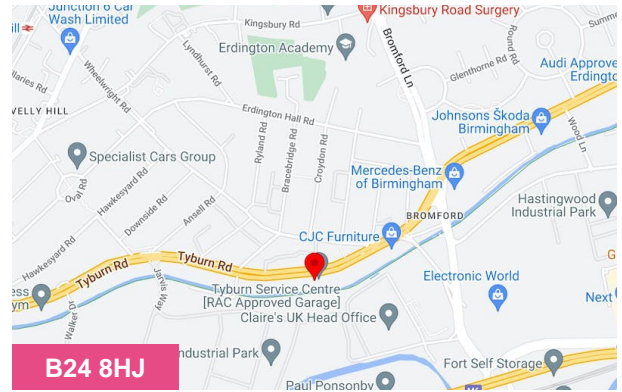
We have been verbally advised that the property can be used under Use Class B1 (Light Industrial), B2 (General Industrial) and B8 (Storage and Distribution).

Interested parties are recommended to verify this position with Birmingham City Council planning department.

Services

We understand that all main services are connected on, or adjacent to, the subject premises.

The agent has not tested the suitability of the connections and recommends that all



Summary

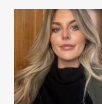
Available Size	4,340 sq ft
Rent	£25,000 per annum
Business Rates	Upon Enquiry
EPC Rating	Upon Enquiry

Viewing & Further Information



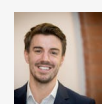
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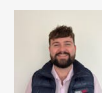
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interested parties carry out their own due diligence.

Legal Costs

Both parties to bear the cost of their own legal and surveyor's fees incurred during the transaction.

Availability

The property is available on a new FRI lease, with length to be agreed, subject to the completion of legal formalities.

Viewings

Strictly via the sole agent Siddall Jones.