



TO LET

Secure Yard with Offices and Workshop

GIA: 2,720 ft² (252.70 m²)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

246a Wharfdale Road, Tyseley, Birmingham, B11 2EG

Modern ground floor office premises, with stores / workshop, on a secure yard of approximately 0.25 acres.

Location

The property is located on Wharfdale Road within the Tyseley area of Birmingham, approximately 4 miles southeast of the City Centre.

Wharfdale Road gives easy access to Coventry Road (A45) and Stratford Road (A34) in turn linking to Junctions 4, 5, and 6 of the M42 National Motorway Network.

Birmingham International Airport and Train Station are approximately 5 miles and Tyseley Train Station is within walking distance of the site.

Description

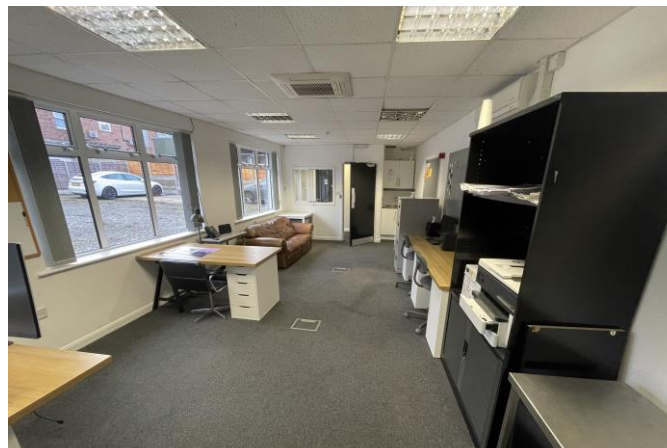
The site is accessed via a secure gated entrance off Wharfdale Road.

The premises comprise of a secure, yard area with the benefit of light industrial warehousing and office accommodation.

The office accommodation is of single-storey construction and provides predominantly open place space, with an additional meeting/storage room, WCs, and kitchen facilities.

The warehouse is of traditional masonry construction with timber trussed roof and insulated profile-clad pitched roofs. The space benefits from concrete flooring, electricity, and double-loading doors.

The site extends to approximately 0.25 acres.



Accommodation

GIA 2,720 ft² (252.70 M₂) approximately on a site area of approximately 0.25 acres.

Terms

The property is available on a new lease at a passing rental of £36,000 per annum (exclusive).

Rateable Value

RV £9,400

We understand that the site benefits from small business rates exemption, subject to tenant qualification.

Services

We understand that the site benefits from all mains services on or adjacent to the location.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations.

VAT

All prices quoted are exclusive of VAT.

Legal Costs

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

Energy Performance

Available upon request from the agent.

Anti-Money Laundering

In accordance with Anti-Money Laundering regulations, we will require two forms of identity from the successful applicant.

Viewing

Strictly via the sole agent Siddall Jones on 0121 638 0500.





IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.