



## 264A Wharfdale Road

Birmingham, B11 2EG

**Secure Yard with Offices  
and Workshop  
approximately 0.25 acres.**

**2,720 sq ft**  
(252.70 sq m)

- Modern space with stores/workshop
- Light industrial & office accommodation
- Secure & gated entrance
- Open place space & meeting/storage room
- Easy access to Coventry Road (A45)
- Easy access to Stratford Road (A34)

# 264A Wharfdale Road, Birmingham, B11 2EG

## 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 plan 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.

## 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.

## Terms

The property is available on a new lease at a passing rental of £32,500 per annum (exclusive).

Accommodation

GIA 2,720 ft<sup>2</sup> (252.70 M<sup>2</sup>) approximately on a site area of approximately 0.25 acres.

Rateable Value

RV £9,400

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

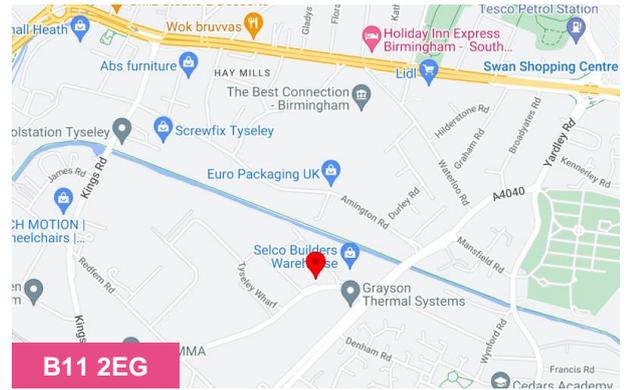
Services

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.



## Summary

<b>Available Size</b>	2,720 sq ft
<b>Rent</b>	£32,500.00 per annum
<b>Business Rates</b>	N/A
<b>EPC Rating</b>	Upon enquiry

## Viewing & Further Information



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## 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.