

Rucom House, Wharf Road, Tyseley, Birmingham, B11 2DX



**TO LET (MAY SELL)**

Manufacturing / Warehouse Premises with Yard  
GIA: 25,035 ft<sup>2</sup> (2,325.83m<sup>2</sup>) on a site area of 0.95 Acres

### Location

The property is located on Wharf Road, which is accessed from Wharfdale, Road within the Tyseley area of Birmingham, approximately 4 miles South East of the City Centre.

Wharfdale Road gives easy access to the 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 property comprises of an industrial warehouse premises fronting the north east side of Wharf Road. The units/bays interconnect and are of portal frame, steel truss and north-lit construction with brick and blockwork infill with pitched roofs over.

The property benefits from three level loading doors, three-phase power, WC and welfare facilities with the easterly bay benefitting from two storey offices of traditional masonry construction with flat roof over. This provides reception / WC facilities, kitchen and some cellular office space to the first floor.

The bays all benefit from gated loading access with an additional yard of some 0.17 acres to the north west of the site which provides potential for an additional bay STP.

The accommodation is currently set-up as a clothes recycling / sorting facility and the vendor will consider offers in respect of the trading entity.

### Accommodation

**GIA 25,035 ft<sup>2</sup> (2,325.83 M<sup>2</sup>) approximately.**

### Terms

The property is available on a new lease, with length to be agreed, at a passing rental of £125,000 per annum (exclusive).

The vendor will consider a freehold disposal with price available upon application.

### VAT

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

### Services

The premises benefit from all mains services, which are connected on, or adjacent to, the subject premises.

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

### Title Numbers

WM574968  
WM574967

### Legal Costs

Both parties to bear their own legal and surveyor's fees.

### Energy Performance

Available upon request from the agent.

### Money Laundering

Two forms of ID and proof of funds will be required to satisfy Anti-Money Laundering protocols.

### Rateable Value

April 2023 RV - £52,500

### Viewing

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

