

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



TO LET (MAY SELL) Manufacturing / Warehouse Premises with Yard GIA: 25,035 ft2 (2,325.83m2) on a site area of 0.95 Acres

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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, threephase 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 ft2 (2,325.83 M2) approximately.

Terms

The property is available on a new lease, with length to be agreed, at a passing rental of \pounds 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.



Siddall Jones | The Mint | 95 Icknield Street | Birmingham | B18 6RU

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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.