



Rucom House, Wharf Road, Tyseley

Birmingham, B11 2DX

**Manufacturing/Warehouse
Premises with Yard
Benefiting from Three Level
Loading Door & Three Phase
Power**

25,035 sq ft
(2,325.83 sq m)

- Three level loading doors
- Three-phase power
- WC and welfare facilities
- Great transport links

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

Description

The property comprises an industrial warehouse premises fronting the northeast 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 a flat roof over. This provides reception / WC facilities, a kitchen, and some cellular office space on the first floor.

The bays all benefit from gated loading access with an additional yard of some 0.17 acres to the northwest 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 with respect to the trading entity.

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.

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.

Accommodation

GIA 25,035 ft² (2,325.83 M²) approximately.

VAT

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

Services

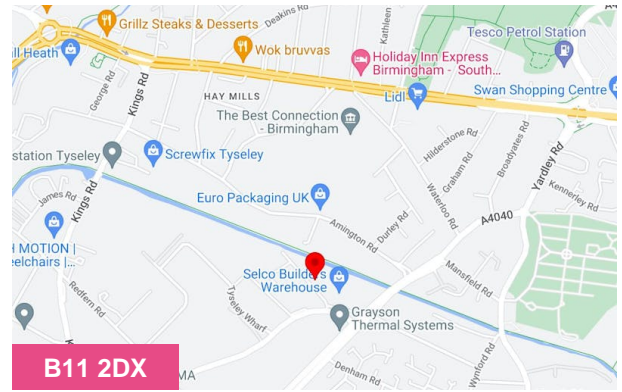
The premises benefit from all mains services, which are connected on, or adjacent to, the subject premises.

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



Summary

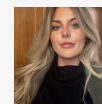
Available Size	25,035 sq ft
Rent	£125,000 per annum
Rateable Value	£52,500
	April 2023 RV
Service Charge	N/A
Car Parking	N/A
EPC Rating	Upon Enquiry

Viewing & Further Information



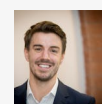
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Legal Costs

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.