

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



FOR SALE

Manufacturing / Warehouse Premises with Yard
GIA: 25,035 ft² (2,325.83 m²) 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

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

Price / Tenure

We are inviting offers in the region of £1,595,000 (exclusive).

Tenancy Information

The two westerly bays are currently tenanted at a passing rental of £84,000 per annum on licence agreements.

However, it is anticipated the sale will be vacant possession.

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**

