



RUCOM HOUSE, WHARF ROAD, TYSELEY, BIRMINGHAM, B11 2DX

LAND, WAREHOUSE FOR SALE | 25,035 SQ FT

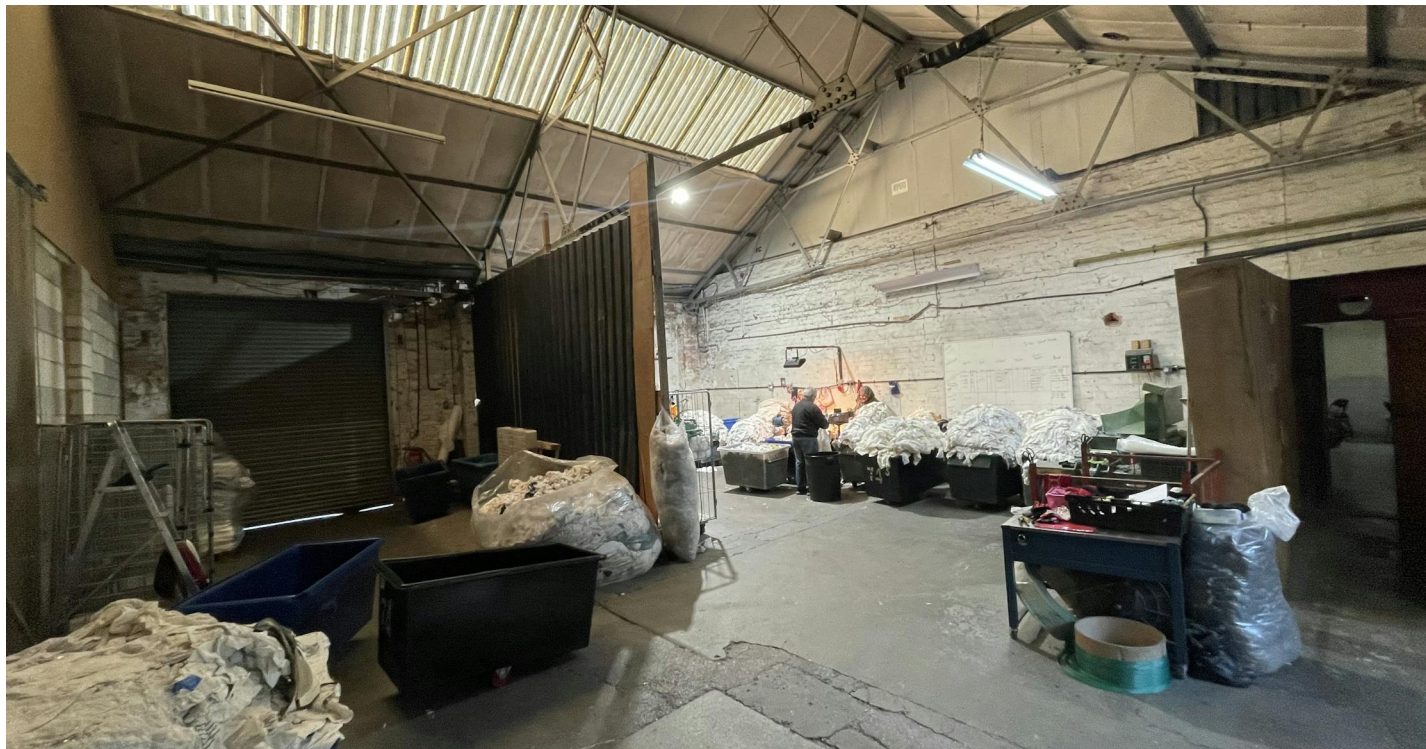
**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY



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

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

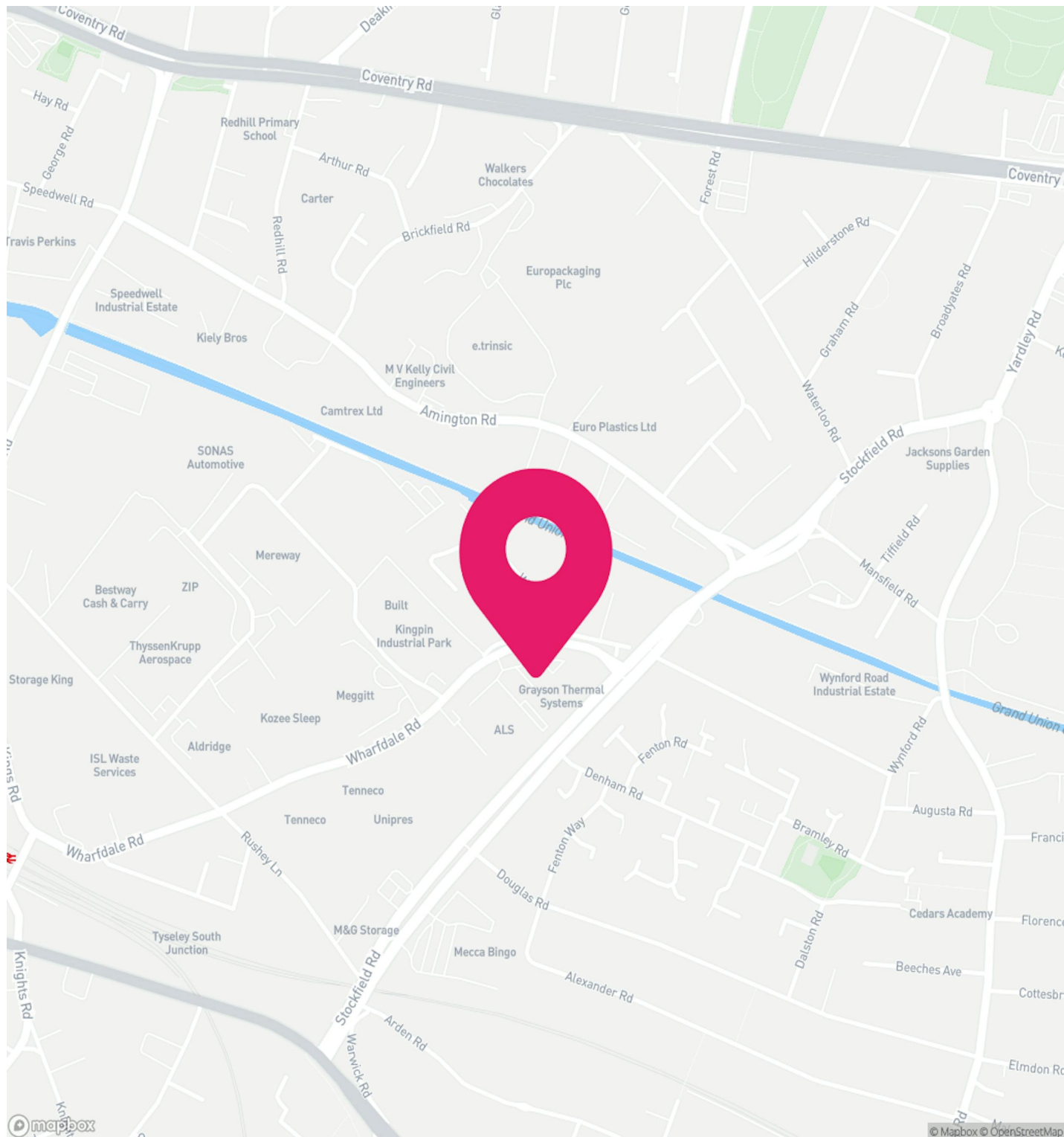


## LOCATION

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

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

## SERVICE CHARGE

n/a

## RATEABLE VALUE

£52,500. April 2023 RV

## LEASE

New Lease

## PRICE

Offers in the region of £1,595,000

## POSSESSION

Available Immediately

## VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

## CONTACT

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