



**SIDDALL JONES**

**Unit 4, 359-375 Tyburn Road**  
Erdington, Birmingham, B24 8HJ

**Industrial  
Warehouse/Workshop  
Premises In Erdington 8,783  
sq ft.**

**8,783 sq ft**  
(815.97 sq m)

- Includes An Office
- WC & Kitchen Facilities
- Loading Door At The Rear
- Loading Door At The Fore

# Unit 4, 359-375 Tyburn Road, Erdington, Birmingham, B24 8HJ

## Description

The property comprises an industrial warehouse premises of portal frame construction with brick and block infill with profile clad elevations and pitched roofs over.

The property benefits from level loading door to the fore and to the rear via a service roadway and small secure yard.

The premises provide predominantly open span warehousing with a working height of approximately 13 ft. Some cellular space, including office, WC and kitchen facilities are provided.

## Location

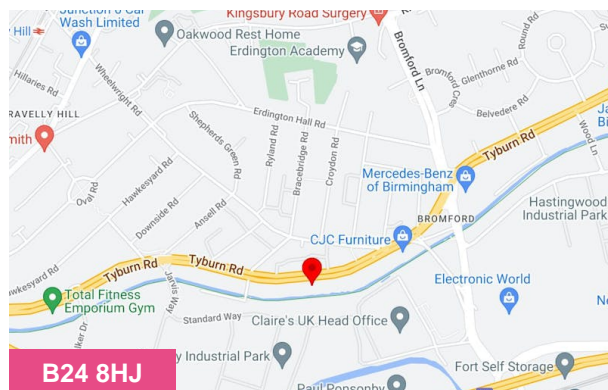
The property is situated off the A38 Tyburn Road one of the main arterial routes into Birmingham City Centre and the national motorway network.

The location allows for excellent communication links being only 1 mile from J6 (Spaghetti Junction) of the M6 motorway which provides access to the national motorway network.

Birmingham City Centre is located only 5 miles to the south.

## Terms

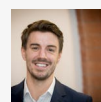
The property is available on a new lease, with length to be agreed, at £45,000 per annum exclusive.



## Summary

<b>Available Size</b>	8,783 sq ft
<b>Rent</b>	£45,000 per annum
<b>Rateable Value</b>	£28,500 RV £28,500
<b>Service Charge</b>	No Service Charge.
<b>Car Parking</b>	N/A
<b>VAT</b>	Not applicable. VAT is not payable.
<b>Legal Fees</b>	Each party to bear their own costs. Both parties to bear the cost of their own legal and surveyor's fees incurred during the transaction.
<b>Estate Charge</b>	N/A
<b>EPC Rating</b>	Upon enquiry

## Viewing & Further Information



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