



FOR SALE

Two Freehold Warehouses with Secure Yard
Total (GIA) - 26,842 ft² (2,493.71 M²) on 0.95 acres approx.

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Unit 9 and 14 Tyseley Industrial Estate, Seeleys Road, Tyseley, Birmingham, B11 2LQ

- Birmingham City Centre - 4 miles
- M6 Junction 6 (Spaghetti) - 5 miles
- M42 Junction 5 - 6 miles

Two Freehold Warehouses on a site area of approximately 0.95 Acres.

Location

The property is located on Seeleys Road, Tyseley within an established industrial location

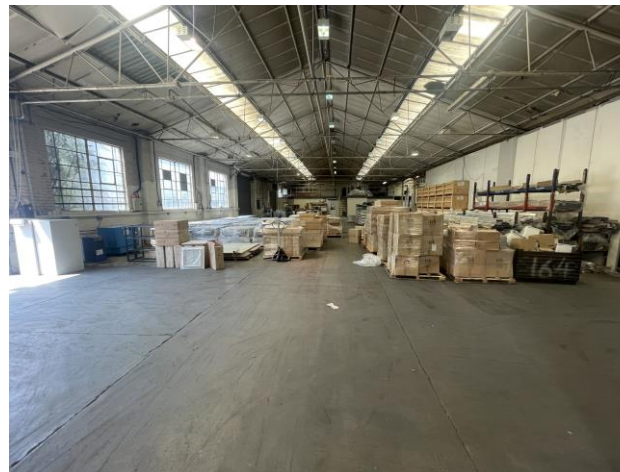
The property is conveniently situated for access to Birmingham City Centre located 4 miles to the north west and Solihull Town Centre situated approximately 6 miles to the south east via the Warwick Road.

Birmingham International Airport and Railway, NEC and J6 of M42 Motorway are located approximately 6 miles south east via dual carriageway access.

Description

Unit 14

The property comprises of two bay warehouse of steel truss construction providing: warehousing, refurbished office, ancillary and mezzanine space. The warehouse provides two bay warehousing benefiting from three roller shutter entry doors, gas-heating, concrete flooring, three phase power and WC and kitchen facilities with additional mezzanine storage space. The ground floor office area has been recently refurbished and offers open plan office space with additional meeting / board room areas, kitchen and WC facilities, gas-fired central heating, air-conditioning and cat-6 cabling. Externally the property benefits from 10 forecourt parking spaces, with additional parking available along the side elevation and within the rear yard area.



Unit 9

The property comprises a refurbished warehouse facility of steel truss construction with pitched insulated roof over incorporating translucent roof lights. The property benefits from excellent loading, gas-fired heating, concrete flooring, three phase power, level loading and WC / kitchen facilities. Further benefits include access to a rear yard.

Accommodation

Building	GF Accommodation	Mezzanine	Total
Unit 9	5,100 ft2	1,000 ft2	6,100 ft2
Unit 14	17,484 ft2	3,258 ft2	20,742ft
Total	22,584 ft2	4,258 ft2	26,842 ft2

On a site area of approximately 0.95 acres.

Terms / Tenure

We are inviting offers in the region of £1,800,000 (exclusive) for the freehold interest.

The property will be offered vacant possession upon completion.

Title Number/s

Freehold - WM601916

VAT

We understand the property is elected for VAT.

Rateable Value

Unit 9: RV £22,500

Unit 14: RV £61,500

Money Laundering

Anti-money laundering regulations require identification checks to be undertaken by all parties purchasing or letting properties.

EPC

B (46) Full report available upon request.

Title Number/s

The property is held freehold under title number: WM60196

Legal Costs

Both parties are responsible for their own legal and surveyor's fees incurred during the transaction.

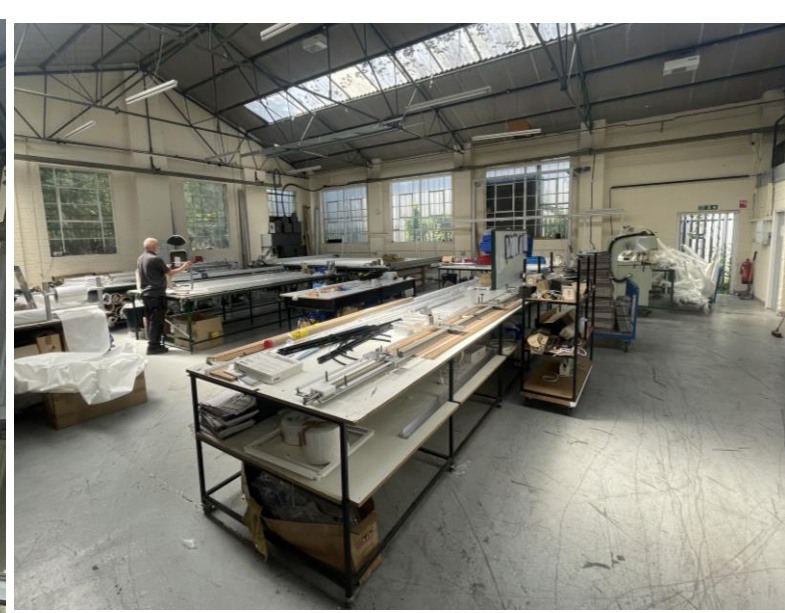
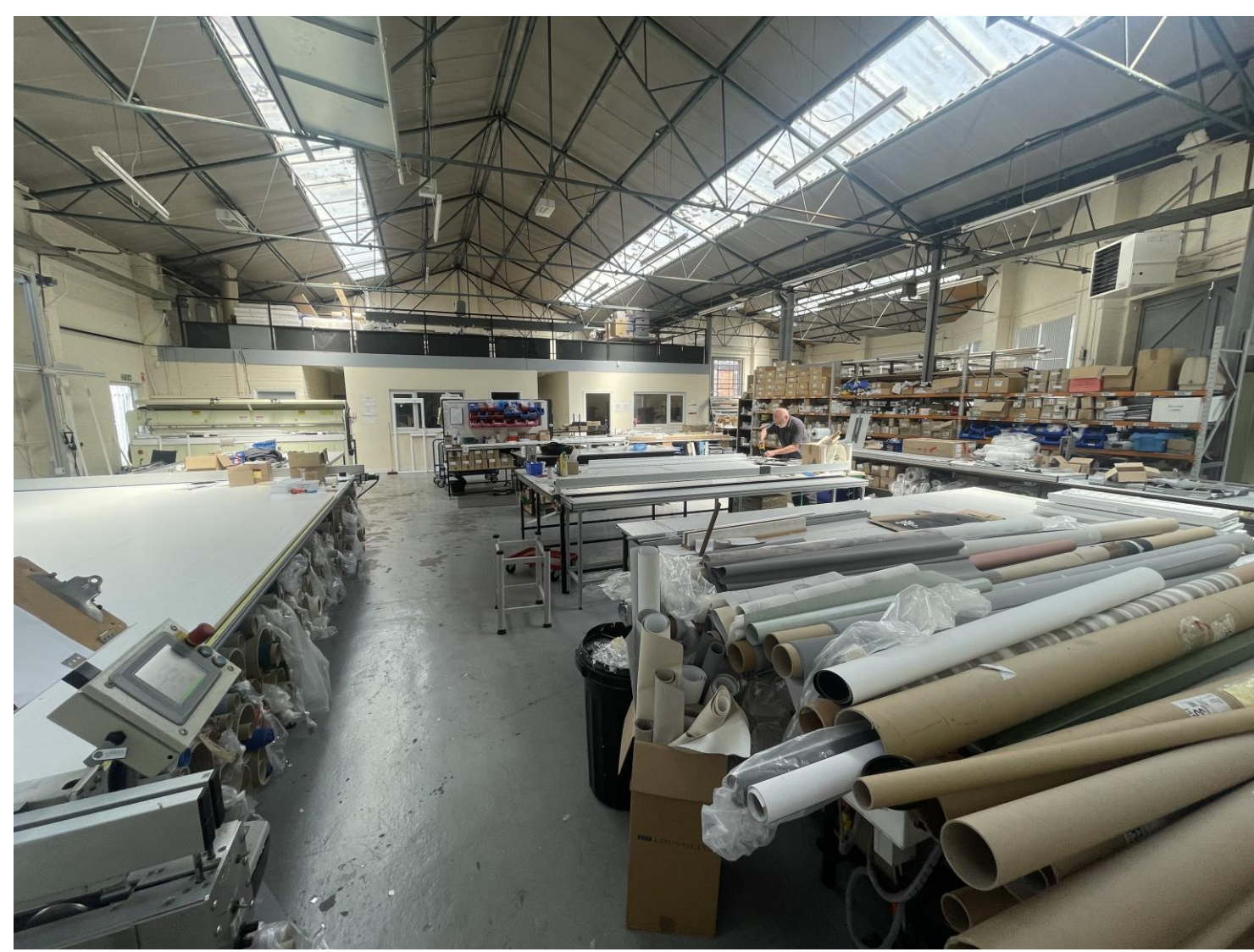
Viewing

Strictly via the joint agents:

Siddall Jones on 0121 638 0500

Stephens McBride on 0121 706 7766





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.