



UNIT 1 RUSHEY LANE, TYSELEY, BIRMINGHAM, B11 2BL

INDUSTRIAL TO LET | 2,747 SQ FT

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Former Car Repair Warehouse benefitting from
Spray Booth

- Level Loading Roller Shutter
 - Forecourt Parking
 - Popular Industrial Location
 - Located between Birmingham and Solihull
 - Spray Booth
 - Three-Phase Power
 - Unit in Need of Refurbishment
-



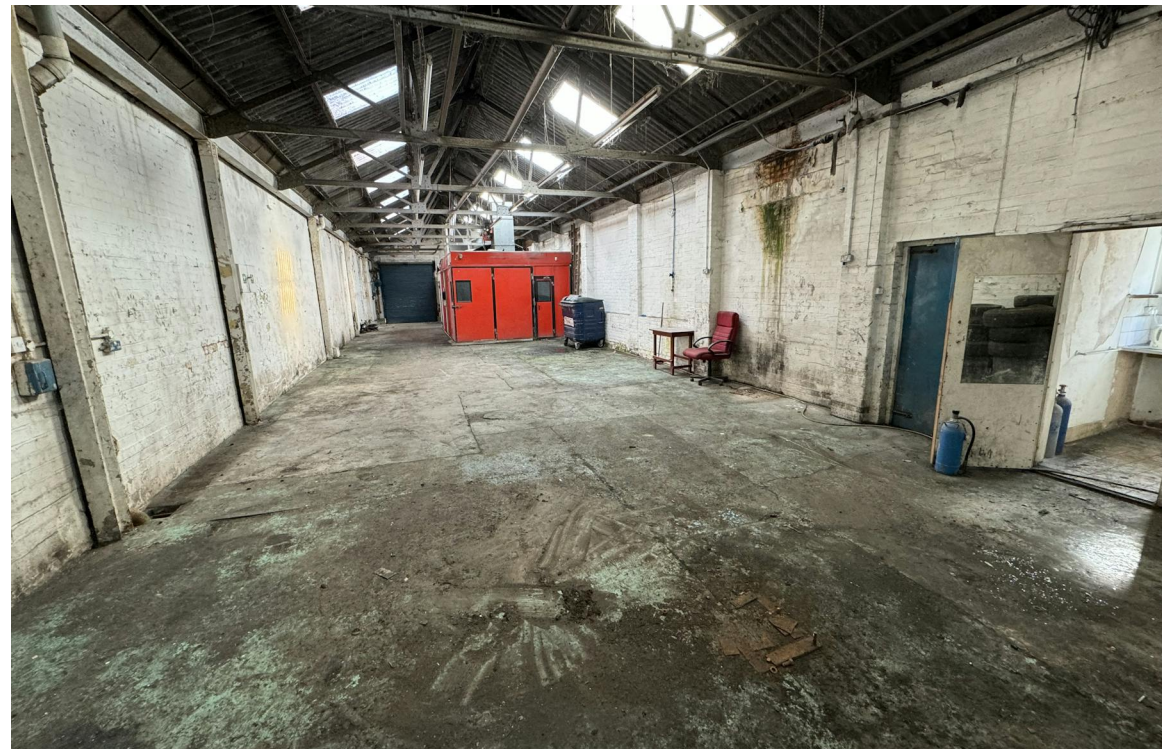
DESCRIPTION

The property comprises of a mid-terraced industrial premises of portal frame construction with masonry elevations and pitched roof over incorporating translucent roof lights.

The property is predominantly open span and benefits from a roller shutter entry door, level loading, office accommodation, spray booth and WC / kitchen facilities.

Externally, car parking is provided to the forecourt and on street locally.

Please note: the agent has not tested the condition of the spray booth or indeed any of the connections to the property.



LOCATION

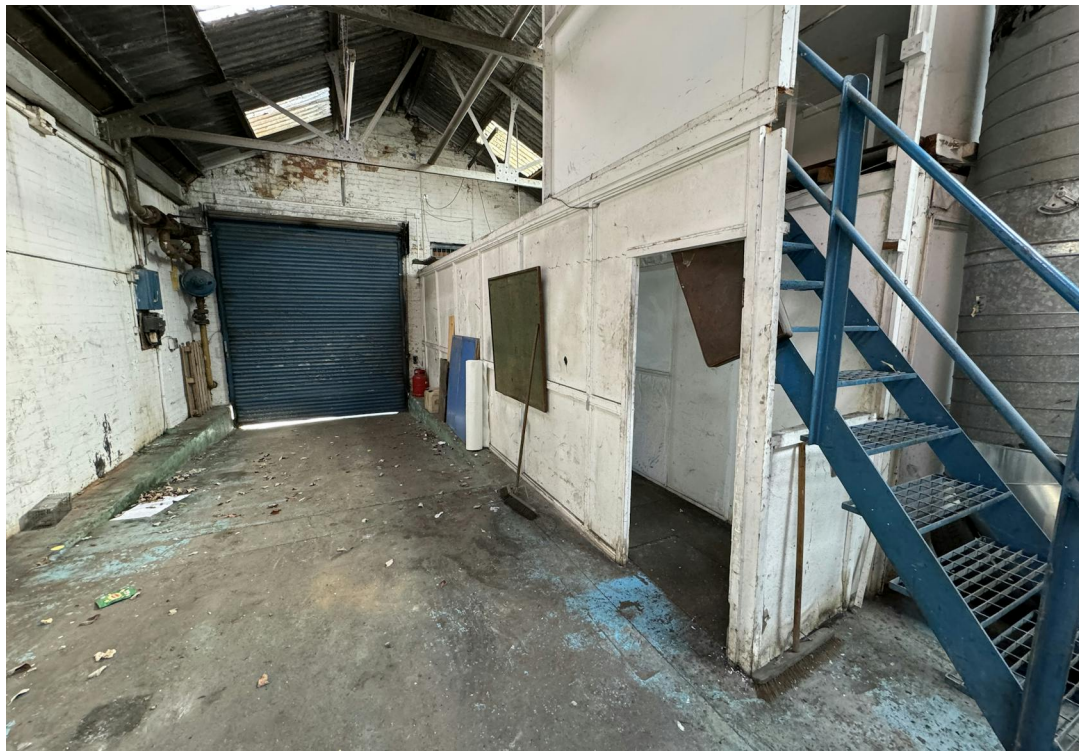
/// BOUGHT.CHIP.AWAIT

The property is situated on Rushey Lane, only 4 miles south east of Birmingham City Centre with Solihull, Birmingham International Airport and NEC approximately 5 miles via the A45 Coventry Road.

National motorway connections via dual carriageway provide convenient access to the M42 Junction 6 (4.5 miles), the M6 Spaghetti Junction 5 (5.5 miles) and the M40 (10 Miles).

Commuter rail services to Birmingham New Street Station via Tyseley Station are only half a mile from the property.





SERVICES

The agent has not tested any of the service media within the property and recommends that all interested parties carry out their own investigations as to the adequacy of the installations.

ANTI-MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof / source of funding to satisfy Anti-Money Laundering protocols.

SERVICE CHARGE

n/a

RATEABLE VALUE

£9,600. The premises benefit from small business rates exemption, subject to tenant qualification

VAT

Not applicable

LEGAL FEES

Each party to bear their own costs

LEASE

New Lease

RENT

£15,000 per annum

POSSESSION

Available Immediately

POSSIBLE USE CLASSES

Class B2 - General Industrial

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT

Edward Siddall-Jones
0121 638 0500 | 07803 571 891
edward@siddalljones.com

Ryan Lynch
0121 638 0800 | 07710022800
ryan@siddalljones.com