



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

INDUSTRIAL FOR SALE | 5,240 SQ FT

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

Freehold Warehouse Premises with Secure Yard Area

- Guide Price £750,000
- GIA 5,240 ft<sup>2</sup>
- Yard Area of 8,253 ft<sup>2</sup>
- Three-Phase Power
- Large Level Loading Door
- Development Opportunity for an Additional Warehouse STP

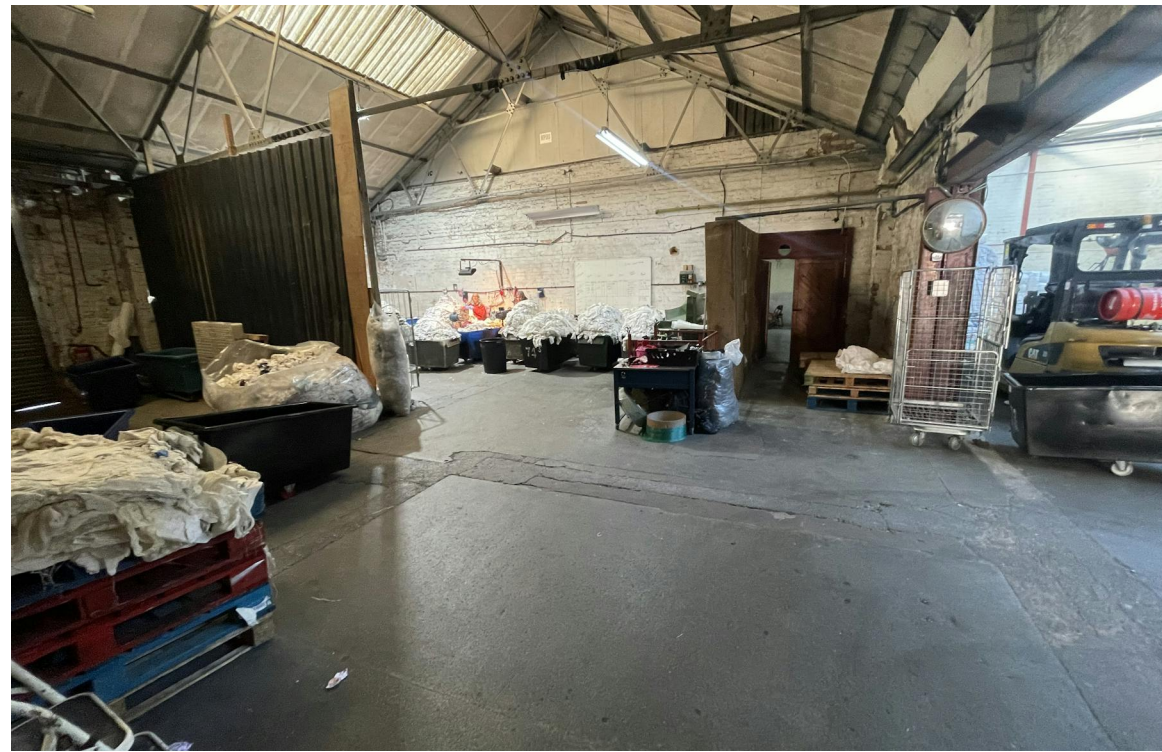


## DESCRIPTION

The property comprises of an end-terraced warehouse premises of portal frame construction, with block and brick infill, and a pitched roof incorporating translucent roof lights.

The premises benefits from a large level loading door to the front elevation and two smaller level loading doors to the side elevation. It offers predominantly open span warehouse space with additional single-storey annexe to the rear which offer ancillary space, WC and canteen facilities.

Externally the property benefits from a secure yard with masonry wall and large double gates to the front elevation.



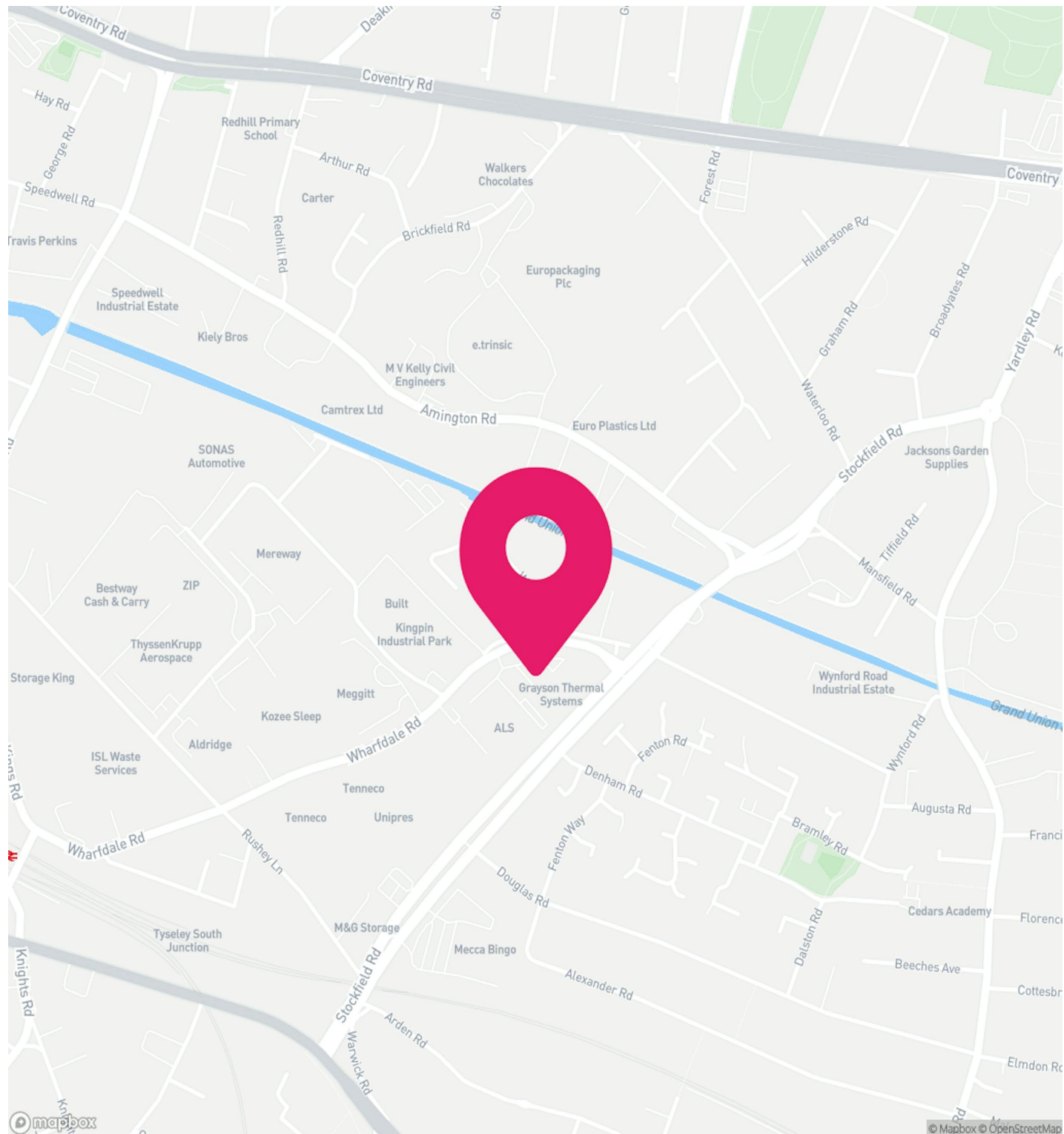
## LOCATION

/// CABLE.MODERN.DURING

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.



## BIRMINGHAM

**The ideal place to work, where opportunity meets innovation!**

**Dynamic city centre:** Immerse yourself in a vibrant hub boasting fabulous shops, diverse restaurants, and vibrant street entertainment. Explore stunning architecture and enjoy easy access to all amenities, fostering a productive and inspiring work environment.

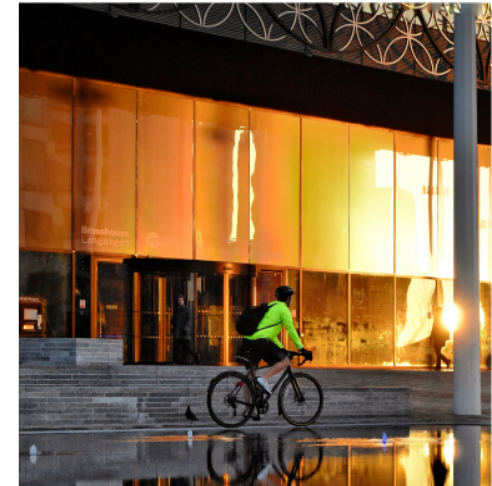
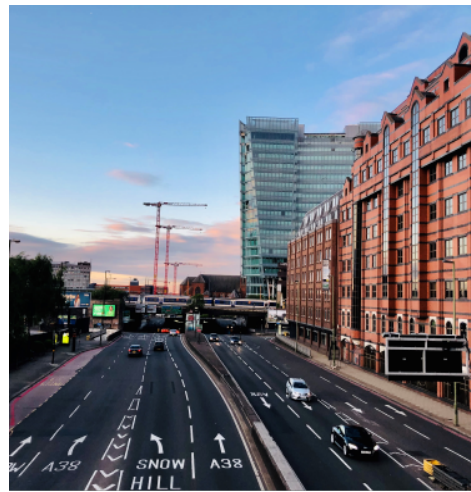
**Effortless connectivity:** Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

**Central location, global reach:** A strategic location offers quick train connections:

- Solihull: 8 mins
- Coventry: 20 mins
- London: 1 hr 15 mins
- Manchester: 1 hr 27 mins
- Cardiff: 1 hr 50 mins

**Endless amenities:** Indulge in diverse dining options, cultural richness, premier shopping, lively bars, exciting events, activities, and green spaces – all within Birmingham's city centre.

**Join us in Birmingham:** Experience a city where work-life balance thrives and opportunities abound. Birmingham awaits – where your professional journey begins!





## SERVICES

We understand that the premises benefits from mains electricity, water and foul drainage.

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.

## 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.

## VAT

Not applicable

## LEGAL FEES

Each party to bear their own costs

## PRICE

Offers in the region of £750,000

## POSSIBLE USE CLASSES

Class B2 - General Industrial

## EPC

D (77)

## VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

## CONTACT

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