



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

INDUSTRIAL, WAREHOUSE FOR SALE | 5,498 SQ FT

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Freehold Warehouse with Secure Yard

- Guide Price £525,000
 - Rare Freehold Opportunity
 - 5,498 ft² with Yard
 - Large Double Roller Shutter Access
 - Secure Concreted Yard
 - Ideal for manufacturing or Automobile Occupiers
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DESCRIPTION

The property comprises of a two bay portal frame warehouse building with block and brick infill with a pitched sheeted roof incorporating translucent roof lights.

The space provides two bays of single span warehousing benefitting from concrete flooring, three-phase power and two large loading doors.

Externally there is a secure concreted yard with gated access from Wharf Road.



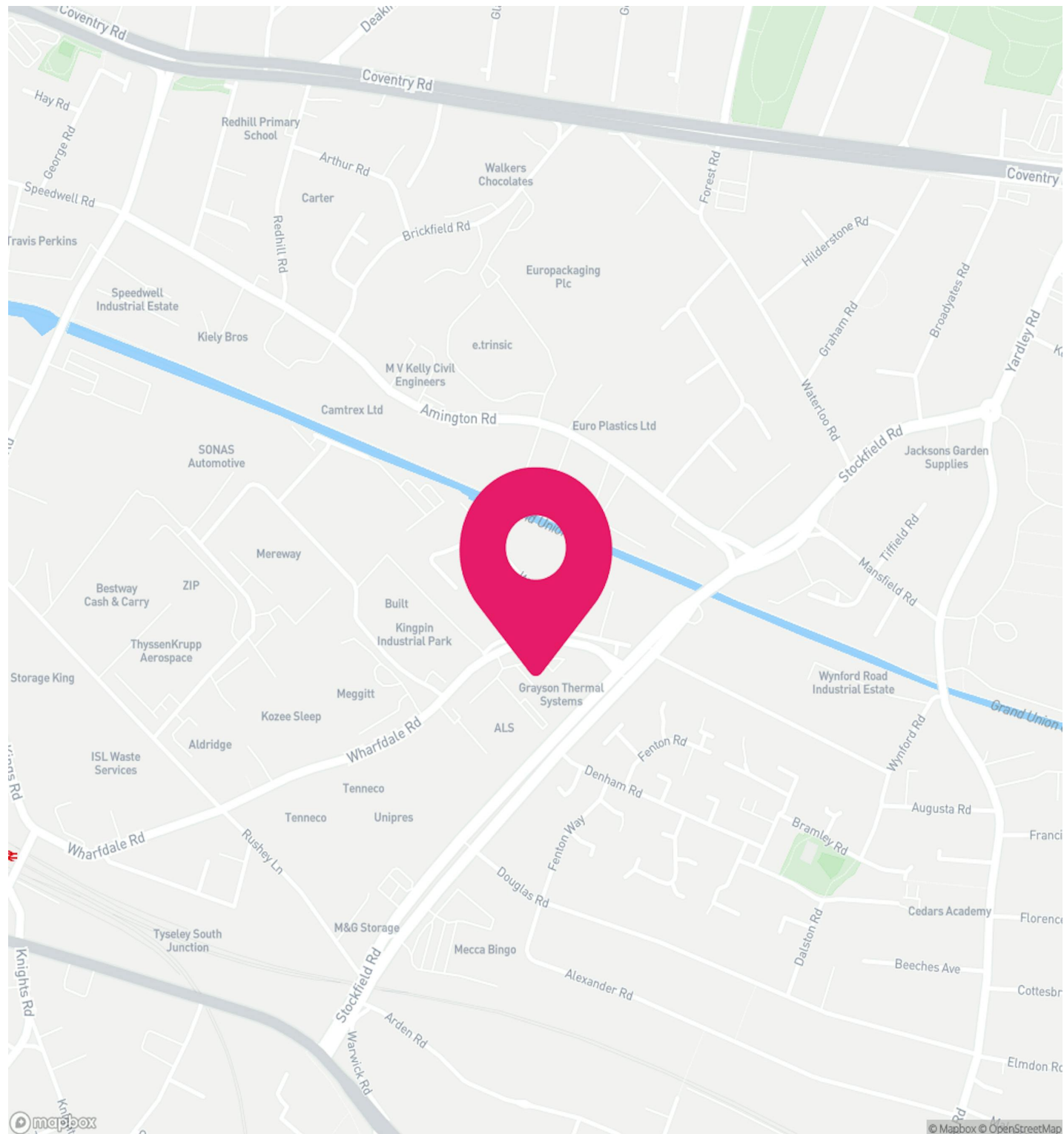
LOCATION

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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.

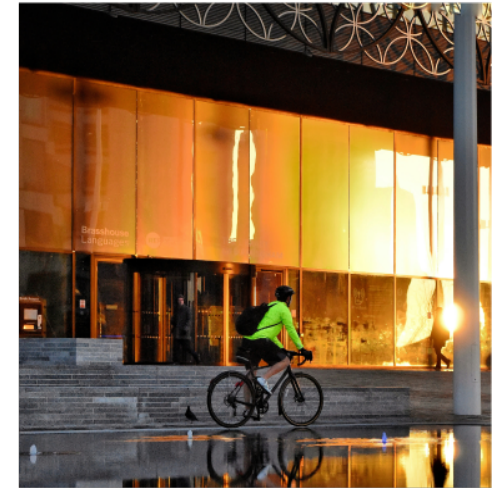
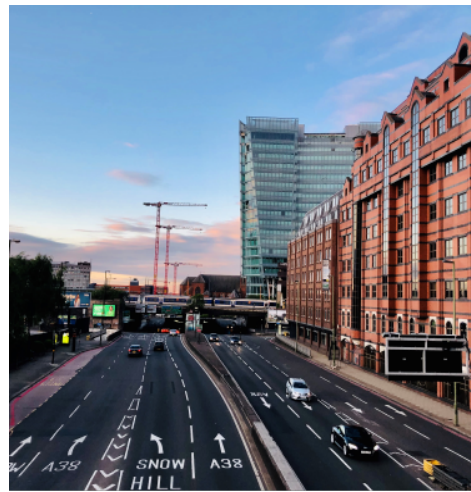
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

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

WC facilities and electricity supply will need to be brought on site by the prospective purchaser.

ANTI-MONEY LAUNDERING

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

SERVICE CHARGE

n/a

VAT

Not applicable

LEGAL FEES

Each party to bear their own costs

PRICE

Offers in the region of £525,000

EPC

D (77)

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT

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