

# INDUSTRIAL, WAREHOUSE | TO LET / FOR SALE



BAY 4, 875-901 TYBURN ROAD, ERDINGTON, BIRMINGHAM, B24 9NY

4,600 SQ FT (427.35 SQ M)

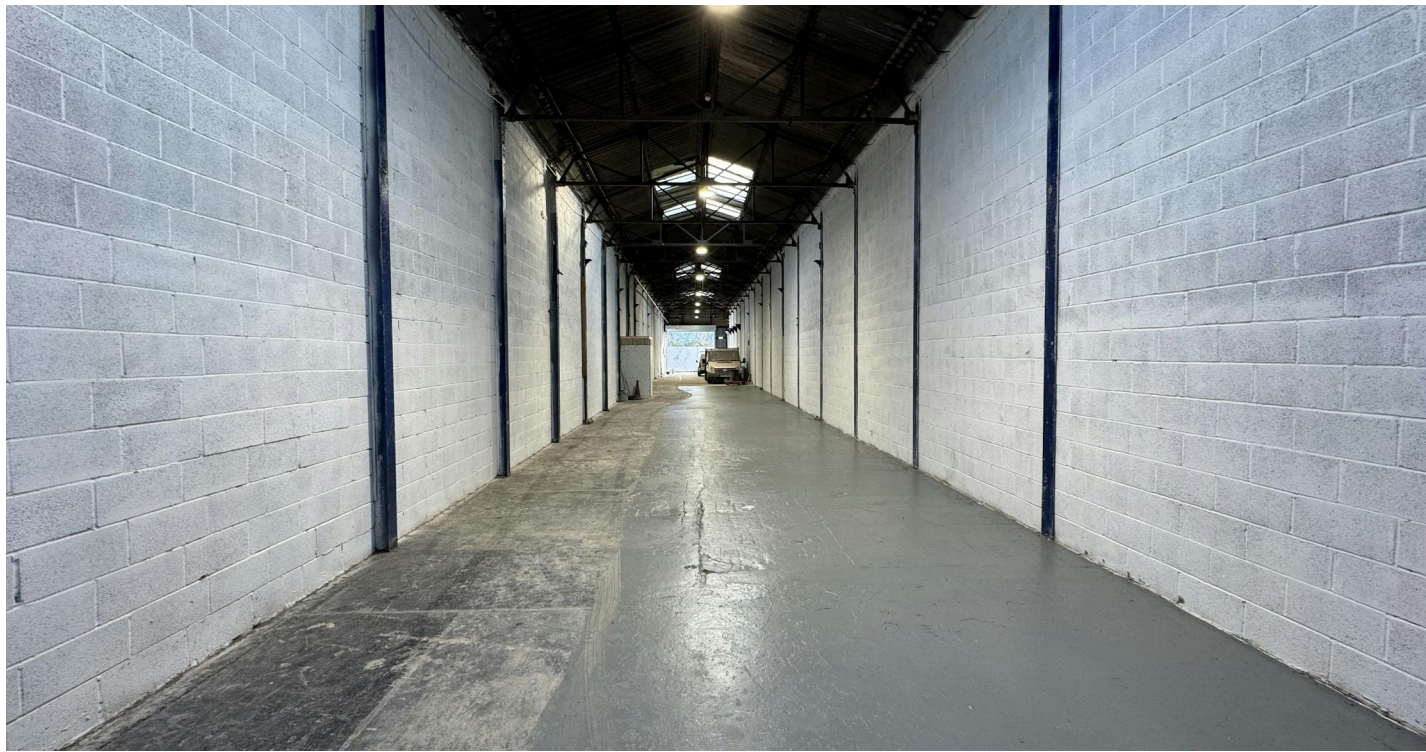
**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY



Trade Counter Premises Located on a Main Arterial Route

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- Guide Price £400,000
  - Quoting Rental £40,000 PA
  - Front and Rear Loading
  - Refurbished
  - New Roller Shutter Entry Doors
  - Overclad Roof
  - LED Lighting
  - EPC B Rating
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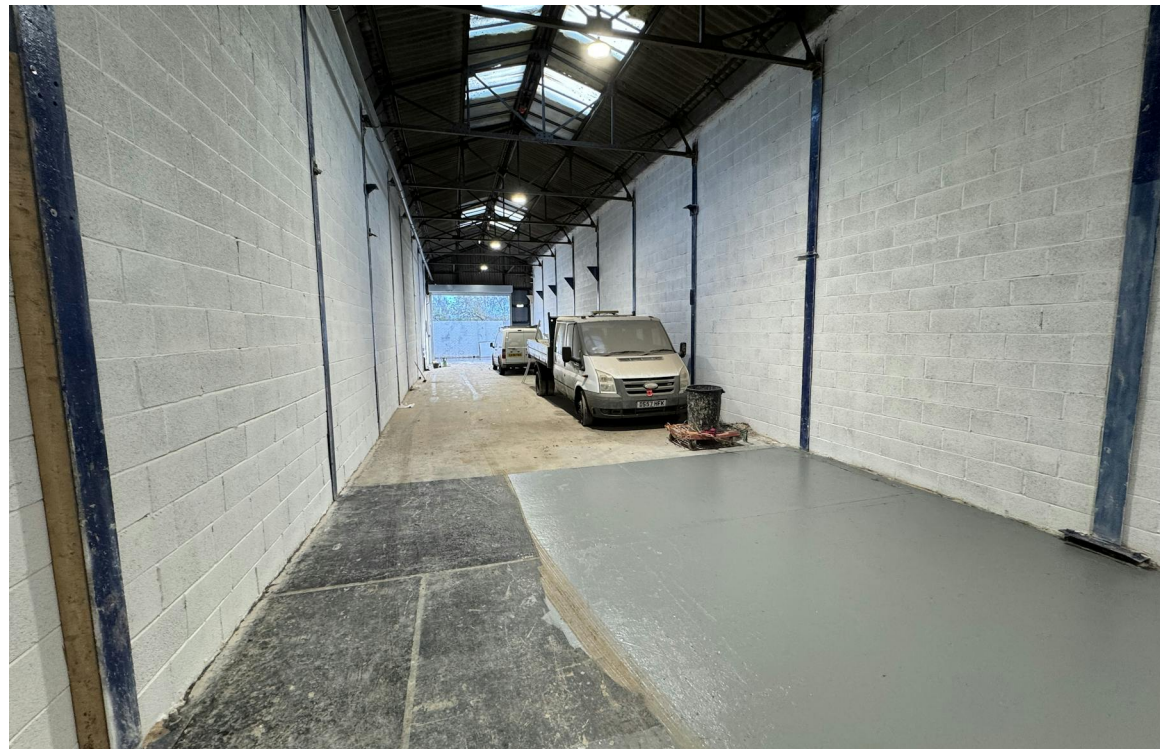
## DESCRIPTION

The property comprises of a mid-terraced warehouse of portal frame construction surmounted by a pitched steel truss roof.

The premises provides open span warehousing which has been recently refurbished to include emulsion coated walls and flooring, LED lighting, new roller shutter entry doors, overclad roof and WC facilities.

The site can be accessed from Tyburn Road or via rear loading accessed via Holly Road.

Forecourt parking is available for a single vehicle and on-street parking is available locally.





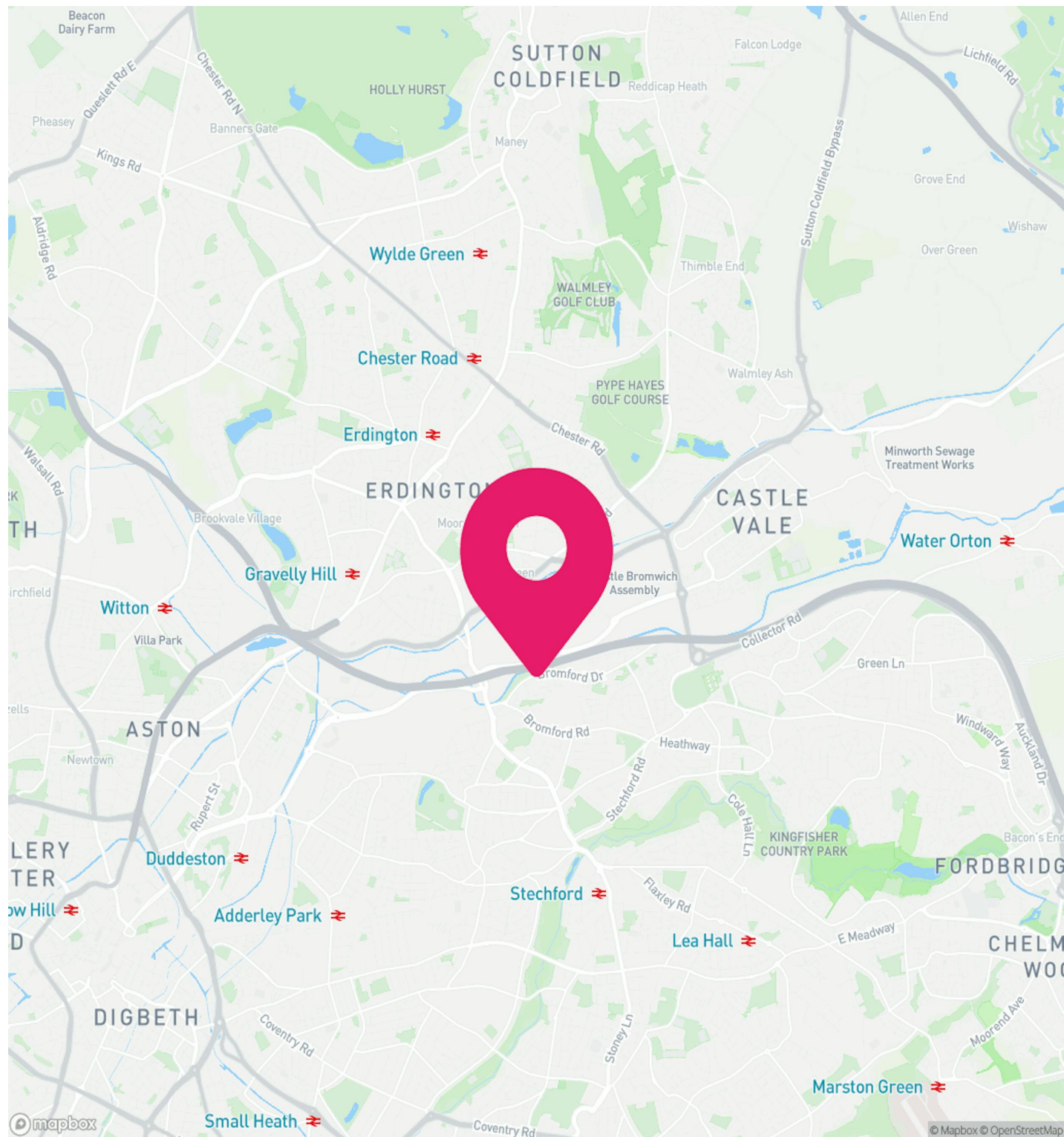
## LOCATION

/// ACROSS LOOKS WOUNDS

The property enjoys extensive frontage to Tyburn Road (A38) dual carriageway close to its junction with Holly Lane.

Junction 6 (Spaghetti Junction) of the M6 motorway is located approximately 1.5 miles away and provides access to the A38 Aston Expressway into Birmingham city centre and wider motorway network.

Nearby occupiers include Cazoo, Jaguar, Audi, and Access Self-Storage.





## 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.

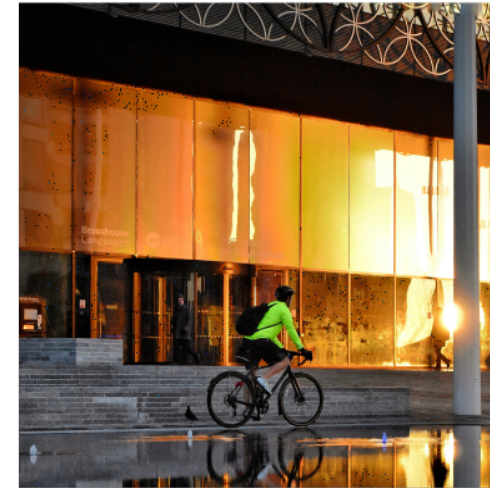
**Effortless connectivity:** Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

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

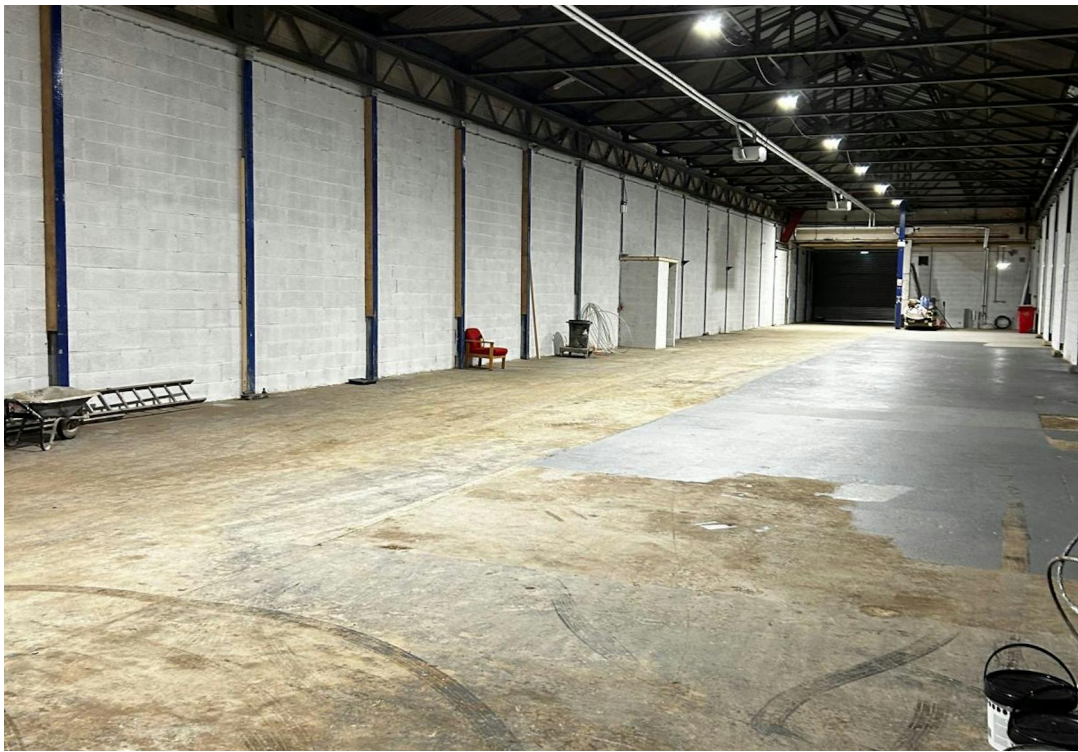
- Solihull: 8 mins
- Coventry: 20 mins
- London: 1 hr 15 mins
- Manchester: 1 hr 27 mins
- Cardiff: 1 hr 50 mins

**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!









## ANTI-MONEY LAUNDERING

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

## SERVICES

We understand that electric, water and foul drainage are all available on site.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations.

## AVAILABILITY

Immediately upon completion of legal formalities.

## SERVICE CHARGE

n/a

## VAT

Not applicable

## LEGAL FEES

Each party to bear their own costs

## LEASE

The property is available to let on a new lease with length to be agreed.

## RENT

£40,000 per annum

## PRICE

Offers in the region of £400,000

## EPC

B

## ANTI MONEY LAUNDERING

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## VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

## CONTACT



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