

INDUSTRIAL, WAREHOUSE | TO LET



BAY 3, 875-901 TYBURN ROAD, ERDINGTON, BIRMINGHAM, B24 9NY

7,000 SQ FT (650.32 SQ M)

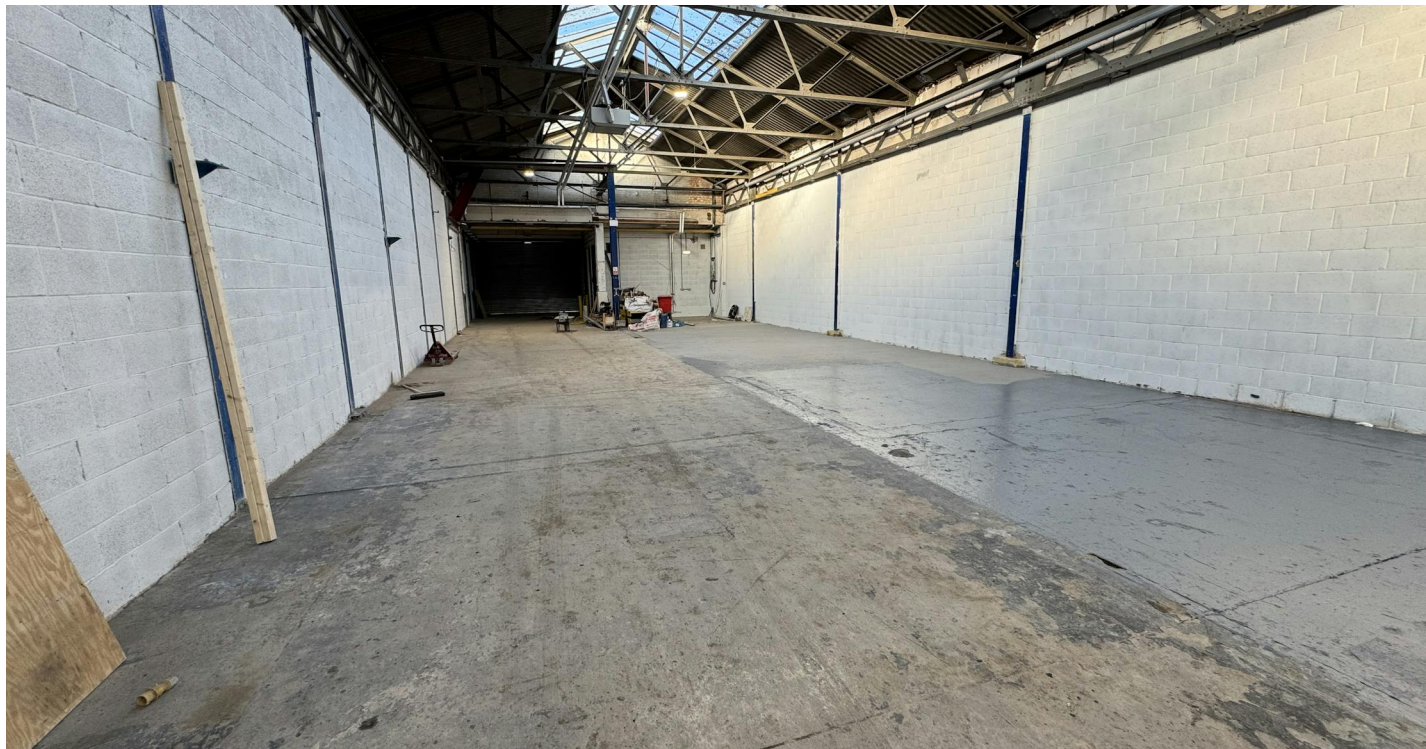
**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY



Trade Counter / Industrial Premises Located on Tyburn Road

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- Quoting Rental £69,500
  - Trade Counter Premises
  - Refurbished
  - Front and Rear Loading
  - Overclad Roof
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## DESCRIPTION

The property comprises of a mid-terraced warehouse of portal frame construction surmounted by a pitched steel truss roof with a trade counter / reception premises to the fore.

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.





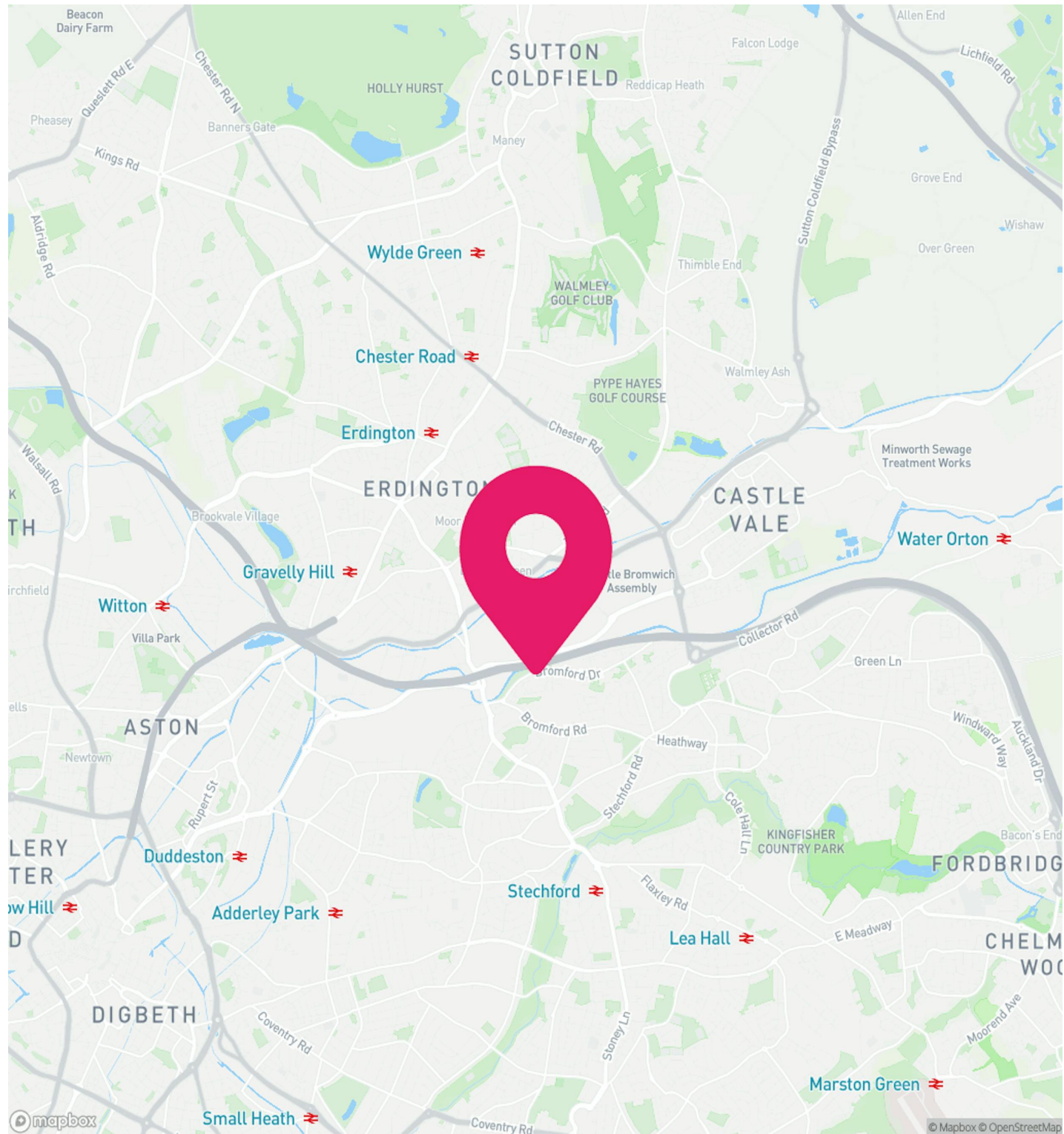
## LOCATION

/// ACROSS.LOOKS.WOUNDS

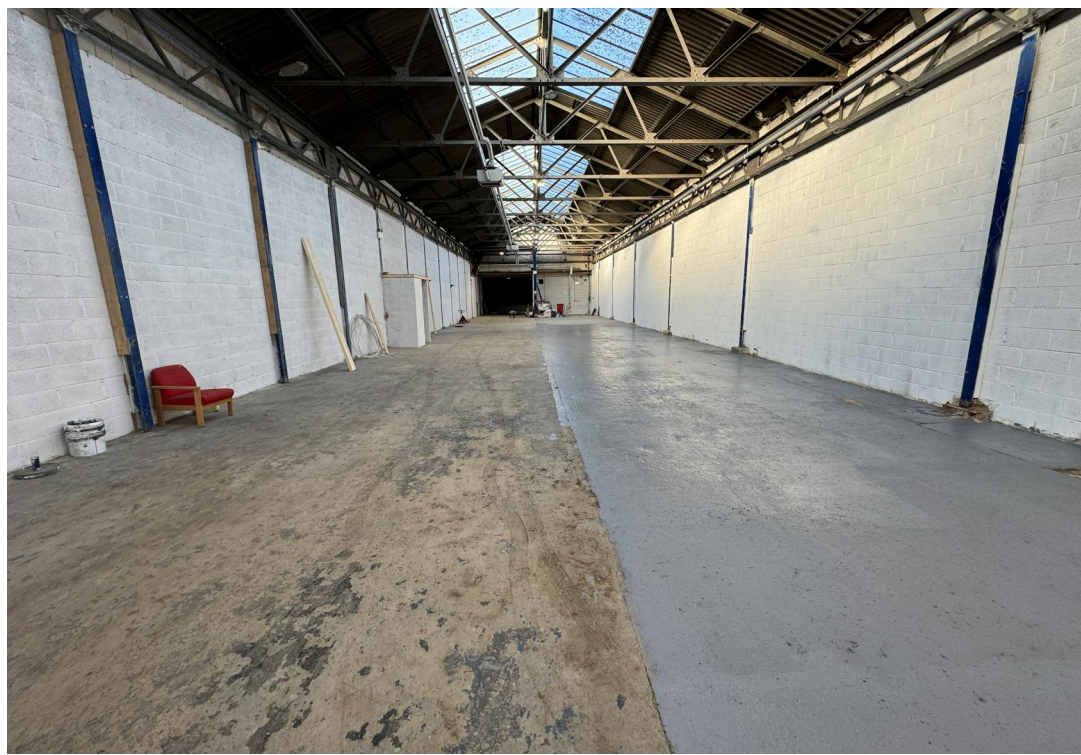
The property enjoys extensive frontage to Tyburn Road (A38) dual carriageway close to its junction with Holly Lane.

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.







## 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.

## 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

£69,500 per annum

## EPC

B

## ANTI MONEY LAUNDERING

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## VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

## CONTACT



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