

INDUSTRIAL, WAREHOUSE | FOR SALE



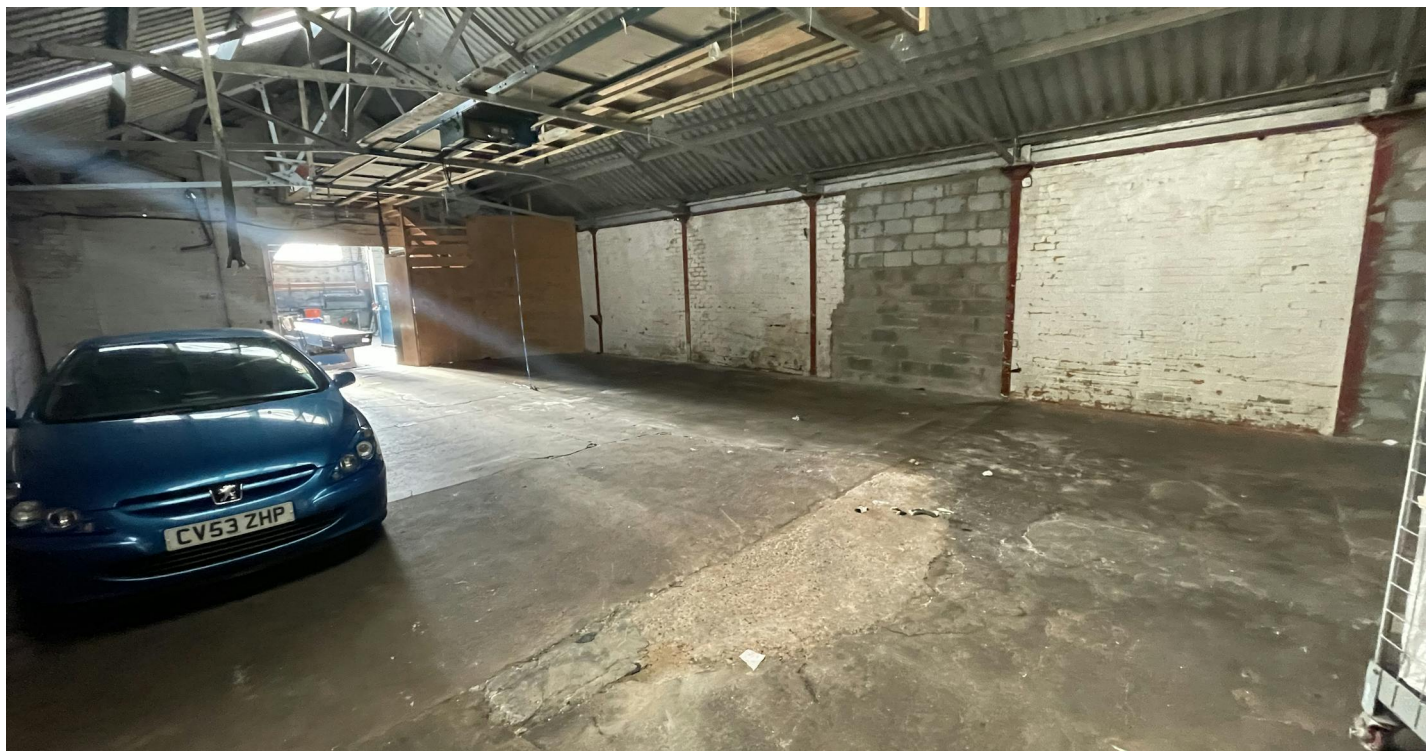
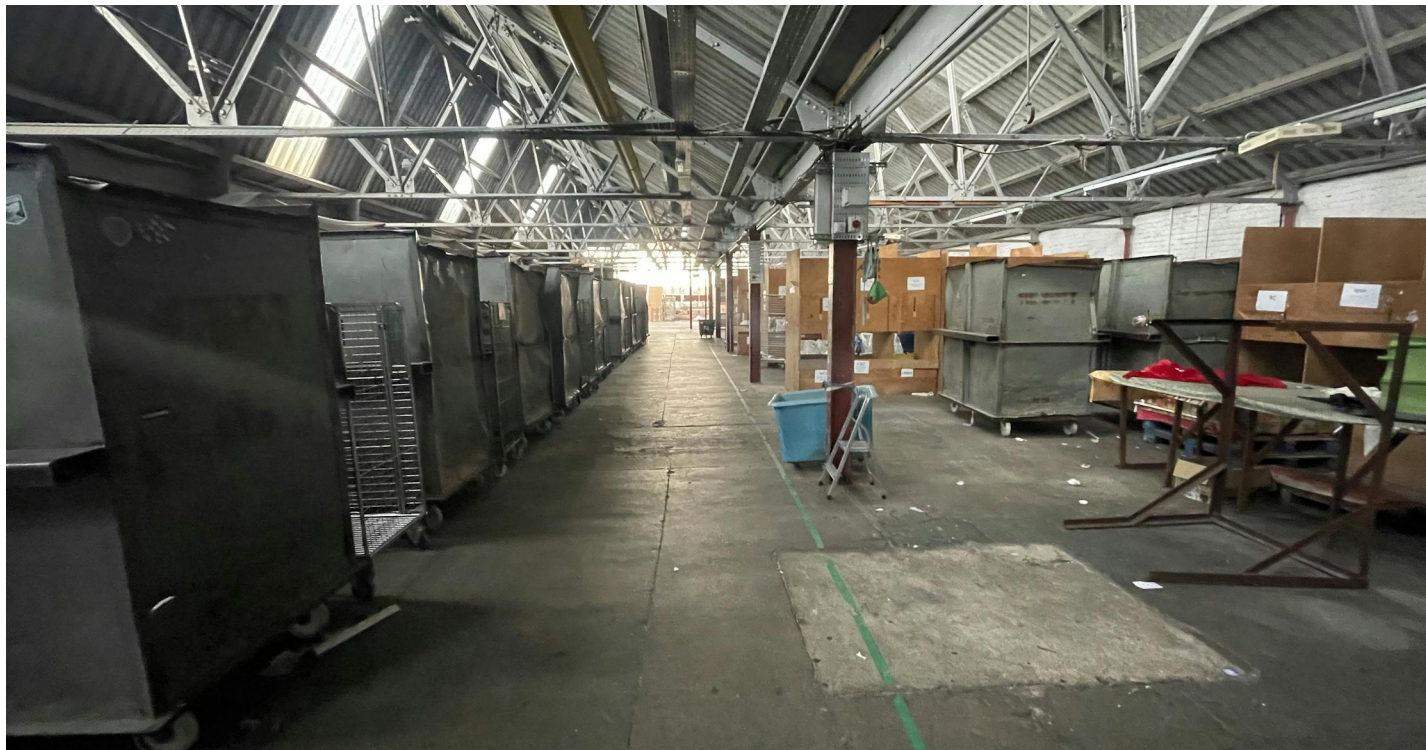
RUCOM HOUSE, WHARF ROAD, BIRMINGHAM, B11 2DX

15,329 SQ FT (1,424.11 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Industrial Warehouse Premises Located within Tyseley

- Guide Price £650,000
 - Forecourt Parking
 - Two Storey Office Building
 - Profile Clad North-Lit Roof
 - Concrete Flooring
 - Roller Shutter Entry
 - Three-Phase Power
-



DESCRIPTION

The property comprises of a warehouse building consisting of five individual bays of portal frame construction with steel truss and north-lit roofs over.

The site is fronted by a two storey office building of traditional masonry construction with a flat-felted roof over. The office accommodation provides reception, boardroom, kitchen and WC facilities to the ground floor with an additional two offices, WC and kitchen located at first floor level.

The site could provide a multi-occupied industrial premises if the brick-built offices were to be removed or reconfigured to provide central loading access.

The building is accessed via a single roller shutter entry door and provides single storey warehousing. The majority of the bays benefit from steel profile clad sheet roofs save for the rear bay which is still asbestos sheeting.

The warehouse provides three-phase power, concrete flooring, WC and canteen facilities.

Forecourt parking is provided as well as valuable on-street parking available locally.

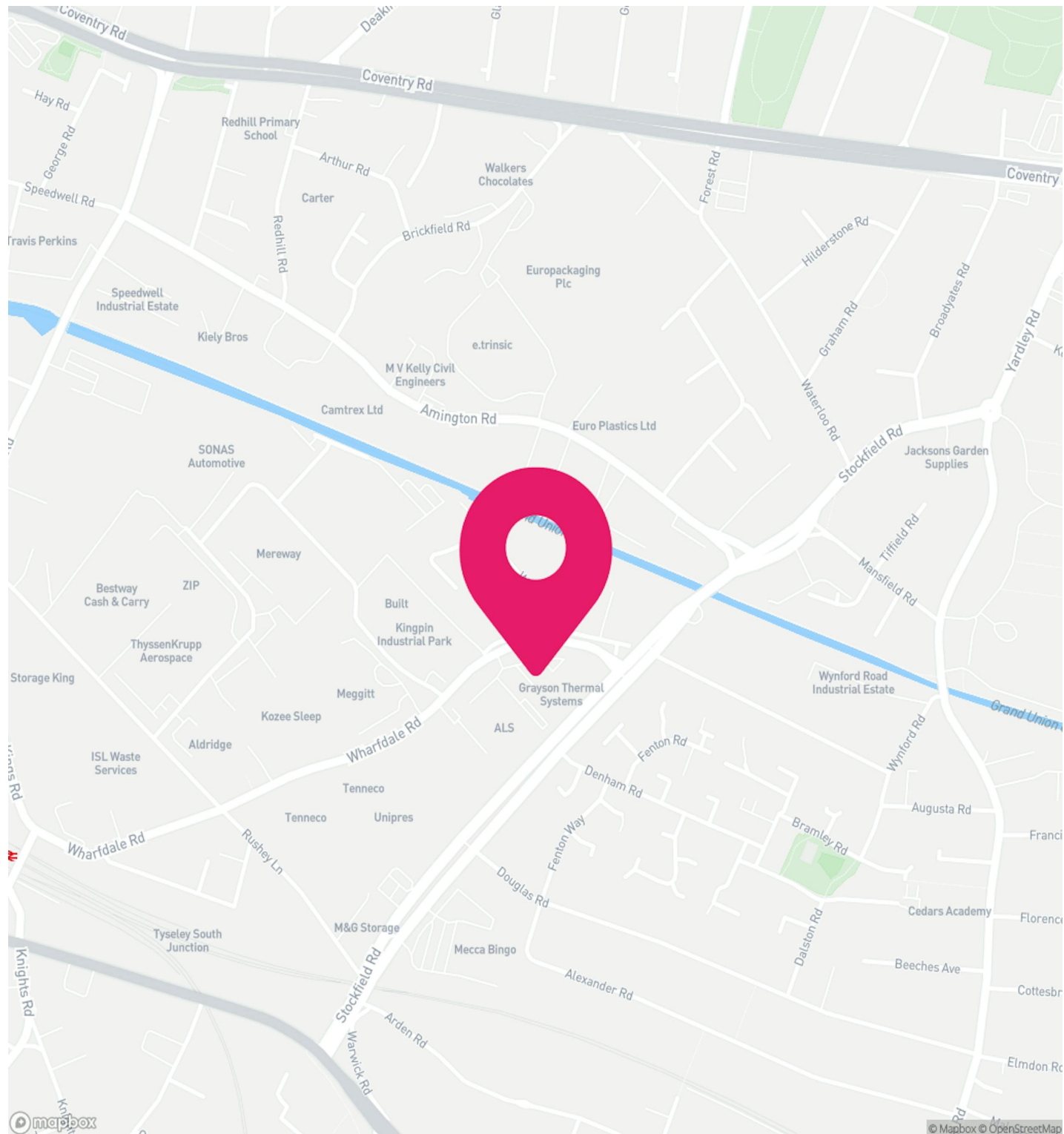


LOCATION

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.

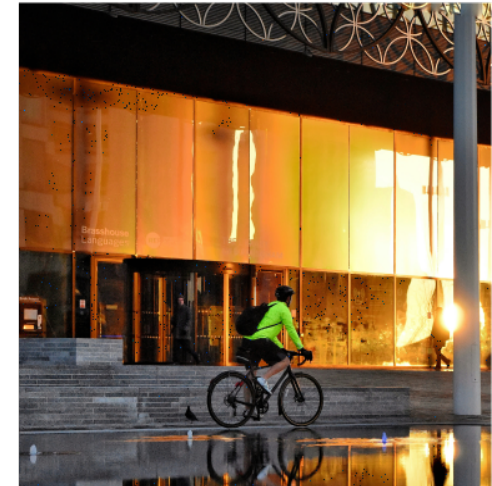
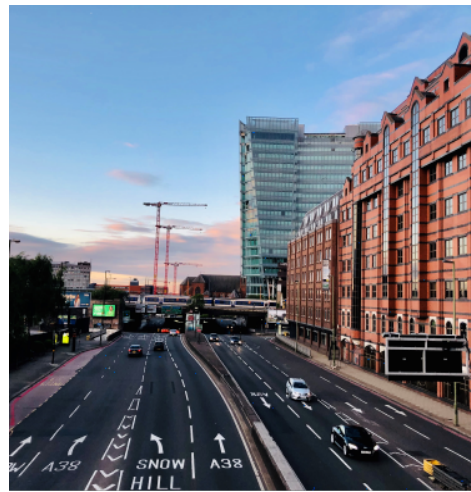
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

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

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- 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 building benefits from all mains serviced, which are connected on or adjacent to the premises.

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

AVAILABILITY

The property is available immediately upon completion of legal formalities.

SERVICE CHARGE

n/a

VAT

Not applicable

LEGAL FEES

Each party to bear their own costs

PRICE

Offers in the region of £650,000

EPC

D (77)

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT



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[SIDDALLJONES.COM](https://www.siddalljones.com)