

REDFERN92



UNDER
REFURBISHMENT
AVAILABLE SEPTEMBER 2021

TO LET
91,687 SQ FT
INDUSTRIAL /
WAREHOUSE

UNIT A REDFERN INDUSTRIAL PARK,
REDFERN ROAD, TYSELEY,
BIRMINGHAM, B11 2BH

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DESCRIPTION

The property comprises a detached steel portal frame warehouse building clad with profile metal sheet.

To the front is an interconnected two storey office block of full height brickwork. Car parking is provided to the front with a separately accessed and secure loading yard. The main specification of the building can be summarised as follows:

 8M MINIMUM WORKING HEIGHT (HAUNCH)

 3 DOCK LOADING DOORS (OPPORTUNITY TO ADD 2 FURTHER DOCK LOADING DOORS)

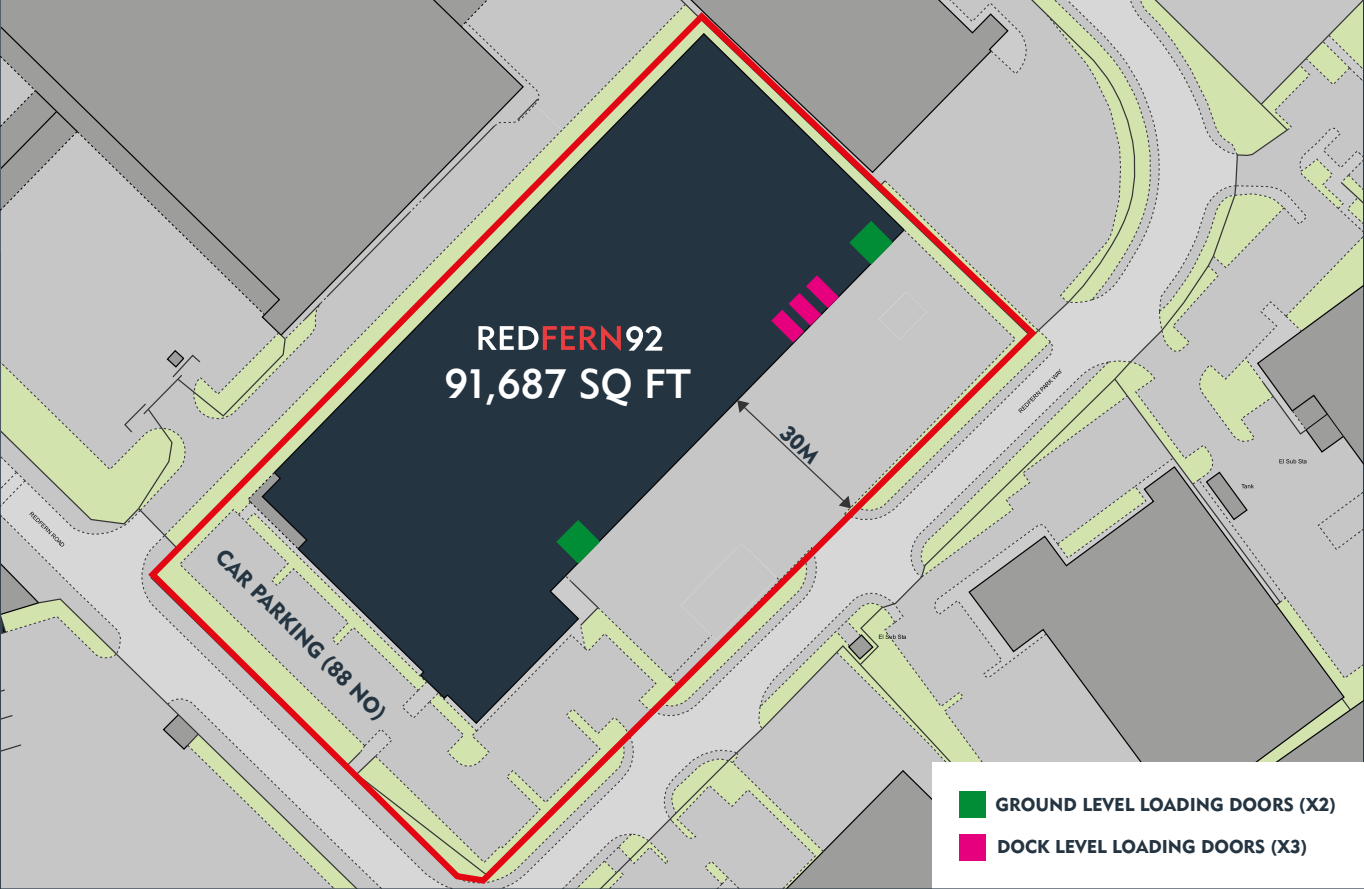
 2 GROUND LEVEL LOADING DOORS

 YARD DEPTH OF 30M

 88 CAR PARKING SPACES

ACCOMMODATION

FLOOR	SQ FT
WAREHOUSE	76,144
TWO STOREY OFFICE & ANCILLARY	15,543
TOTAL GIA	91,687
SITE AREA	3.58 ACRES





LOCATION

Redfern 92 is accessed off Redfern Road in Tyseley an established industrial district of Birmingham located approximately 4 miles south east of the City Centre. The A45 Coventry Road (3 minutes away) links the city centre with the outlying suburbs and beyond to Coventry, and the A41 Warwick Road (2 minutes away) provides access to Solihull town centre (and Junction 5 of the M42 motorway) approximately 4 miles to the south east.

Additional nearby motorway connections include Junctions 4, 5 and 6 of the M42, Junction 6 of the M6 and the M6 Toll to the north, and the M40 and M5 to the south.

Birmingham International Airport and Train Station are approximately 5 miles with Tyseley Train Station in close proximity of the property.

TRAVEL TIMES

SOLIHULL	12 MINS 4 MILES
M42, J5	12 MINS 5 MILES
BIRMINGHAM CITY CENTRE	16 MINS 5 MILES
COVENTRY	24 MINS 16 MILES
WOLVERHAMPTON	35 MINS 20 MILES

Source: Google Maps



FURTHER INFORMATION

BUSINESS RATES

We understand that the property has a rateable value of £465,000 (April 2017), as listed on the Valuation Office Agency website.

EPC

The property has an existing Energy Performance Rating of C-59. This will be reassessed following completion of the refurbishment works.

TERMS

A new lease is available on terms to be agreed.

CONTACT

Viewing strictly by prior appointment:

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MARKETING

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