



TO LET

****INTERIM PARTICULARS ****

MODERN INDUSTRIAL WAREHOUSE & OFFICES

UNIT 1 TYSELEY PARK, WHARF DALE ROAD, TYSELEY, BIRMINGHAM, B11 2DF



58,262 sqft

(5,412.7 sqm) approx. Gross Internal Area

MODERN INDUSTRIAL WAREHOUSE WITH GF/FF OFFICES/YARD and PARKING

UNIT AVAILABLE Q1 2024 – TO BE REFURBISHED

6.8m TO EAVES (5.3m haunch) approx





LOCATION

The premises are situated with access to the B4146 Wharfdale Road in Tyseley, Birmingham. Stockfield Road (A4040) is situated to the north with the A41 Warwick Road to the south.

The premises are situated in an established commercial location approximately 4.3 miles from Birmingham City Centre.

The National Motorway network can be accessed via junction 6 of the M6 located some 4 miles to the north and the M42 is located approximately 5.5 miles to the east. The NEC and Birmingham Airport are situated approximately 4 miles to the south east accessed via the A45.





SPECIFICATION

- Two-bay, steel portal frame construction
- Insulated profile steel cladding incorporating translucent roof lights
- 6.8m eaves (5.3m haunch height)
- 2 no. ground level electric roller shutter doors
- High level sodium lighting (subject to landlord refurbishment)
- Gas fired warehouse heating (Subject to landlord refurbishment)
- Self-contained secure fenced yard off Wharfdale Road
- Potential for large electrical supply
- Ground and first floor offices (inc. canteen, toilets and reception area)



ACCOMMODATION

AREA	SQM	SQFT
Ground & First Floor Offices	586.5	6,313.2
Warehouse	4,826.2	51,948.8
TOTAL G.I.A	5,412.7	58,262

AVAILABILITY & RENTAL

The unit is available on a new lease on flexible terms to be agreed. Quoting rent on application.



BUSINESS RATES

2023 Rateable Value (Warehouse & Premises) £140,000

SERVICES

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose.

EPC

D (78)

VAT

All prices quoted are exclusive of VAT, which may be chargeable.

MONEY LAUNDERING:

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/leasing entity.

VIEWING

Strictly by way of the sole letting agents:

Harris Lamb
75-76 Francis Road
Edgbaston
Birmingham
B16 8SP

Tel: 0121 4559455
Contact: Neil Slade / Sara Garratt
Mobile: 07766 470384
Email: neil.slade@harrislamb.com / sara.garratt@harrislamb.com

OR DARBY KEYE/ KNIGHT FRANK

Date: June 2023

SUBJECT TO CONTRACT

