



# TO LET

## INDUSTRIAL WAREHOUSE WITH OFFICES & YARD AREA

UNIT 5 & 6 TYSELEY PARK, WHARFDALE ROAD, TYSELEY, BIRMINGHAM, B11 2DF



# 26,459 sqft

(2,458.12 sqm) approx

**FLEXIBLE LEASES AND COMPETITIVE TERMS AVAILABLE**

**CLOSE TO BIRMINGHAM CITY CENTRE, J6 M6 AND J5 M42**

**3 GROUND LEVEL ELECTRIC ROLLER SHUTTER DOORS**

**FULLY REFURBISHED**





### LOCATION

The property is located off the popular B4146 Wharfdale Road in Tyseley, Birmingham 4.3 miles from Birmingham City Centre Junction 6 of the M6 located some 6 miles to the north M42 is located approximately 6 miles to the east.

### DESCRIPTION

The property has been fully refurbished and broadly provides:

- 4.5m eaves
- 3 ground level electric roller shutter doors
- Ground floor offices
- Forecourt yard area
- Access immediately off Wharfdale Road

### AVAILABILITY/ TENURE

The property is available on a new full repairing and insuring lease on terms to be agreed.

### RENT

On application from the Agents

### BUSINESS RATES

Rateable Value 2026: £89,000

### ACCOMMODATION

| AREA                       | SQM             | SQFT          |
|----------------------------|-----------------|---------------|
| Warehouse & Offices        | 2,458.12        | 26,459        |
| Mezzanine                  | 88.91           | 957           |
| <b>Gross Internal Area</b> | <b>2,547.03</b> | <b>27,416</b> |

### EPC

EPC Rating B (30)



### SERVICE

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. The tenant is advised to obtain verification from their solicitor or surveyor.

### VAT

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

### ANTI-MONEY LAUNDERING:

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

### VIEWING

Strictly via the sole joint agent:

#### **HARRIS LAMB**

Contact: Neil Slade

Email: [neil.slade@harrislamb.com](mailto:neil.slade@harrislamb.com)

OR JOINT AGENTS BOX4 or DARBY KEYE

Tel: 0121 4559455

Date: May 2026

#### **SUBJECT TO CONTRACT**



