



TO LET

LOW RENT DISTRIBUTION/ MANUFACTURING PREMISES

UNIT 7 TYSELEY PARK, WHARFDALE ROAD, TYSELEY, BIRMINGHAM, B11 2DF



165,177 sqft

(15,435 sqm) approx. Gross Internal Area

HEADLINE RENT FROM £3.50 per sqft

FLEXIBLE TERMS AVAILABLE





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.





BASE SPECIFICATION

- 3.6m - 6.8m eaves
- Ground and dock level loading doors
- Warehouse lighting
- Warehouse heating in part
- Self-contained secure fenced yard off Wharfdale Road and Rushey Lane
- Potential for large electrical supply
- Ground and first floor offices (inc. canteen, toilets and reception area)

ACCOMMODATION

AREA	SQM	SQFT
UNIT 7		
Warehouse	11,208.6	120,648
Basement Stores/Offices	1,954.6	21,039
GF/FF Offices/ Ancillary Areas	2,182.2	23,490
TOTAL G.I.A	15,345.4	165,177

AVAILABILITY & RENTAL

The unit is available on a new lease on flexible to be agreed. **Quoting rent from £3.50 per sqft**





BUSINESS RATES

2017 Rateable Value (Warehouse & Premises) £148,000

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

Unit 7 D (86)

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:

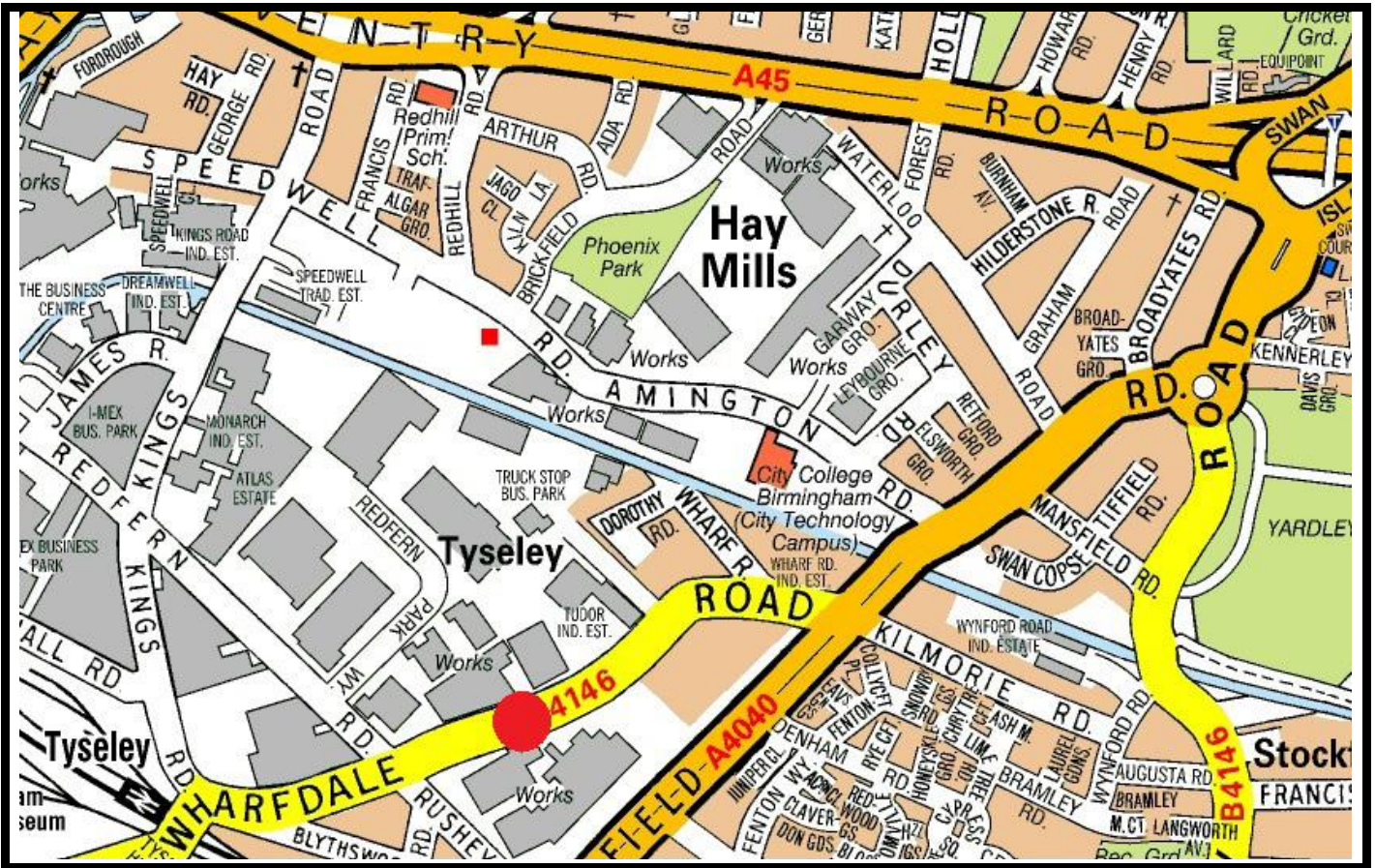
HARRIS LAMB

Contact: Neil Slade
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Date: October 2021

SUBJECT TO CONTRACT







Unit 7 Tyseley Park
 Wharfdale Road
 Tyseley
 Birmingham
 B11 2DF



Not to Scale
For identification purposes only.

harrislamb
 PROPERTY CONSULTANCY