

229 Tyburn Road, Erdington, Birmingham, B24 8NB



SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

TO LET

Prominent Warehouse / Trade Counter Premises

Gross Internal Area: 7,832 ft² (727.62 m²)

Location

The property is predominately situated occupying a large frontage to Tyburn Road (A38) and being situated adjacent to Gravelly Hill Industrial Estate.

The location allows for excellent communication links being only half a mile (0.8 km) from J6 (Spaghetti Junction) of the M6 motorway which provides access to the national motorway network.

Birmingham City Centre is located only 5 miles to the south.

Description

The property comprises a single storey high bay warehouse of steel truss construction with brick infill surmounted by a pitched single sheet asbestos roof incorporating translucent roof lights.

The property benefits from level loading fronting Tyburn Road as well as four electronically operated loading doors to the side elevation opening on to the yard area.

Benefits include minimum eaves height of 17 ft, concrete flooring, three phase power, ground floor reception area and first floor office accommodation, WCs, and kitchen facilities.

A gate to the side of the property provides access on to a yard area which could provide valuable parking or secure yard area.

***Please note:** The red line drawing is indicative and should not be relied upon.

Accommodation

Total (GIA) 7,832 ft² (727.67 M²) approximately plus yard area

Rental

The property is available on a new lease, with length to be agreed, at £80,000 per annum (exclusive).

VAT

All prices quoted are exclusive of VAT, which we understand is not payable.

Energy Performance Certificate (EPC)

Available upon request from the agent.

Planning Permission

We have been verbally advised that the property can be used under Use Class B1 (Light Industrial), B2 (General Industrial) and B8 (Storage and Distribution).

Interested parties are recommended to verify this position with Birmingham City Council planning department.

Services

We understand that all main services are connected on, or adjacent to, the subject premises.

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

Legal Costs

Both parties to bear the cost of their own legal and surveyor's fees incurred during the transaction.

Availability

The property is available on a new FRI lease, with length to be agreed, subject to the completion of legal formalities.

Viewings

Strictly via the sole agent Siddall Jones on **0121 638 0500**

