

R/O 325 Tyburn Road, Erdington, Birmingham, B24 8HJ



FOR SALE - FREEHOLD

Warehouse with Secure Yard & Car Parking

Warehouse: 2,135 ft² / Yard: 5,565 ft² approx.

Location

The property occupies a prominent position fronting the A38 Tyburn Road one of the main arterial routes linking Birmingham City Centre and allowing convenient access to both the A38(M) and M6 Motorway at Spaghetti Junction, approximately 0.5 miles distant.

Birmingham City Centre is approximately 3 miles to the west, with the immediate area being well served by public transport including regular bus services to the city centre and New Street station, which is increased at peak times.

Gravelly Hill rail station is the nearest station, being only 0.75 miles distant and runs a frequent service to Birmingham New Street station to the west and Lichfield City to the East, from which passengers can access the rail network.

Description

The property is accessed off the main A38 Tyburn Road via a gated entrance that leads into the main compound.

The warehouse comprises a single storey unit of steel truss construction with full height brick elevations and cladded exterior, surmounted by a pitched cladded roof with translucent roof lights. The unit benefits from concrete flooring, three phase electric supply and large roller shutter door opening out onto the yard area.

The yard area comprises a rectangular surfaced yard secured via steel palisade fencing and an under-croft car parking area which can accommodate at least 13 vehicles.

Accommodation

Warehouse	2,135 ft2	198.34 m2
Yard	5,565 ft2	517.00 m2

Price / Tenure

Price on Application.

VAT

All prices quoted are exclusive of VAT.

Business Rates

We understand the property qualifies for Small Business Rates Relief, subject to the occupier's eligibility.

We would however advise all interested parties to make their own enquiries in this regard.

Energy Performance Certificate (EPC)

Available on request from the agent.

Services

We understand that all mains' services are available on or adjacent to the subject property.

The agents have not inspected nor tested the condition of the services and interested parties are advised to carry out their own investigations.

Legal Costs

Each party are to be responsible for their own legal fees incurred during this transaction.

Availability

The property is available immediately following the completion of legal formalities.

Viewings and Further Information

Strictly via the sole agent Siddall Jones on 0121 638 0500

