



SIDDALL JONES

Unit 4, 359-375 Tyburn Road

Erdington, Birmingham, B24 8HJ

**Industrial
Warehouse/Workshop
Premises In Erdington 8,783
sq ft.**

8,783 sq ft
(815.97 sq m)

- Includes An Office
- WC & Kitchen Facilities
- Loading Door At The Rear
- Loading Door At The Fore

Unit 4, 359-375 Tyburn Road, Erdington, Birmingham, B24 8HJ

Description

The property comprises an industrial warehouse premises of portal frame construction with brick and block infill with profile clad elevations and pitched roofs over.

The property benefits from level loading door to the fore and to the rear via a service roadway and small secure yard.

The premises provide predominantly open span warehousing with a working height of approximately 13 ft. Some cellular space, including office, WC and kitchen facilities are provided.

Location

The property is situated off the A38 Tyburn Road one of the main arterial routes into Birmingham City Centre and the national motorway network.

The location allows for excellent communication links being only 1 mile 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.

Terms

The property is available on a new lease, with length to be agreed, at £45,000 per annum exclusive.

Business Rates

RV £28,500

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.

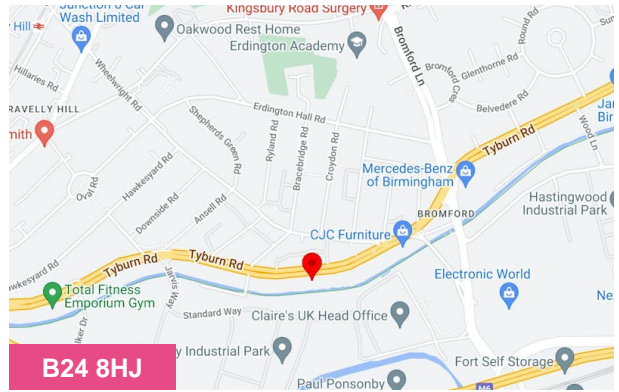
Services

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

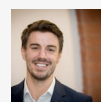
Both parties to bear the cost of their own legal and surveyor's fees incurred during the transaction.



Summary

| | |
|-----------------------|--|
| Available Size | 8,783 sq ft |
| Rent | £45,000 per annum |
| Rateable Value | £28,500 RV £28,500 |
| Service Charge | No Service Charge. |
| Car Parking | N/A |
| VAT | Not applicable. VAT is not payable. |
| Legal Fees | Each party to bear their own costs. Both parties to bear the cost of their own legal and surveyor's fees incurred during the transaction. |
| Estate Charge | N/A |
| EPC Rating | Upon Enquiry |

Viewing & Further Information



Ryan Lynch

0121 638 0800 | 07710022800

ryan@siddalljones.com



Sophie Froggatt

Availability

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

Money Laundering

The successful applicant is required to provide two forms of ID to satisfy Anti-Money Laundering protocols.

Viewings

Strictly via the sole agent Siddall Jones.