



Bay 3 875-901 Tyburn Road

Erdington, Birmingham, B24 9NY

Freehold Warehouse Premises with Prominent Frontage to Tyburn Road

12,759 sq ft
(1,185.35 sq m)

- Main Arterial Route
- Trade Counter Premises
- Freehold
- Close to Spaghetti Junction

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Description

The property comprises a two-bay warehouse of portal frame construction with pitched roof incorporating translucent roof lights.

The premises benefits from frontage to Tyburn Road and roller shutter, and pedestrian, entry from Tyburn Road.

The property benefits from a shared loading access to the rear of the property, accessed via Holly Road. The warehouse benefits from open plan warehousing with additional first floor accommodation.

The premises are being sold in 'shell and core' condition.

Location

The property enjoys frontage to Tyburn Road (A38) dual carriageway close to its junction with Holly Lane.

Junction 6 (Spaghetti Junction) of the M6 motorway is located approximately 1.5 miles away and provides access to the A38 Aston Expressway into Birmingham city centre and wider motorway network.

Nearby occupiers include Cazoo, Jaguar, Audi, and Access Self-Storage.

Accommodation

Warehouse 11,334 ft² (1,053 M²)

Mezzanine 1,425 ft² (132 M²)

Total 12,759 (1,185M²)

Terms

We are inviting offers in excess of £850,000 for the freehold interest.

VAT

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

Rateable Value

The property is currently in the process of being split and therefore a rateable value has yet to be determined.

Legal Costs

Both parties to bear their own legal and surveyor's costs.

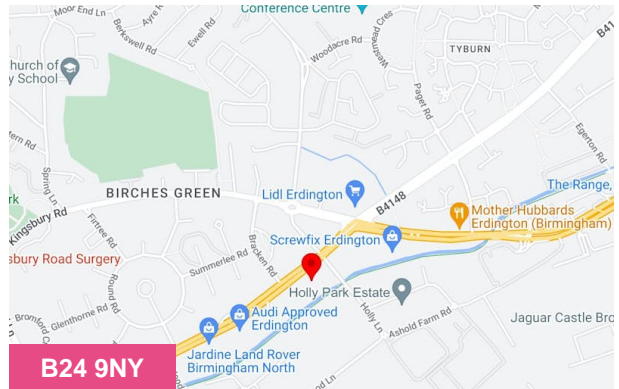
Energy Performance Certificate (EPC)

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Anti-Money Laundering

The successful purchaser will be required to provide two forms of ID and proof of funding for the purchase.

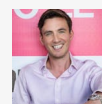
Services



Summary

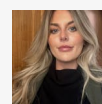
Available Size	12,759 sq ft
Price	Offers in excess of £850,000.00
Business Rates	N/A
Service Charge	N/A
Car Parking	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	Upon enquiry

Viewing & Further Information



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Ryan Lynch

The property is offered in shell and core condition.

The purchaser will be required to install their own electricity, water and foul drainage supplies.

Availability

Upon completion of legal formalities and compartmentalisation works.

Viewing

Strictly via the joint agent Siddall Jones