

69 Reddings Lane, Tyseley, Birmingham, B11 3EX



TO LET

Vehicle Workshop with Secure Yard
Gross Internal Area: 2,350 ft² (218.32 m²)

Location

The property is strategically situated along Reddings Lane, offering exceptional connectivity to several major routes throughout Birmingham.

It provides easy access to Warwick Road (A41), facilitating direct routes to Birmingham City Centre (approximately 5 miles away), Solihull Town Centre (approximately 6 miles away), and the M42 at Junction 5 (approximately 7 miles away).

The site is also well-served by public transportation. Tyseley Train Station, which is located nearby, offers regular services to Birmingham City Centre and other destinations. Additionally, multiple bus routes in the vicinity provide convenient access to surrounding areas.

Description

The property comprises of a detached workshop unit of portal frame construction, with brick and block infill, surmounted by a pitched roof incorporating translucent roof lights.

The premises benefits from a large concertina entrance door, concrete flooring, three phase power, WC, kitchen and welfare facilities.

The space benefits from a spray-booth which is in working order, subject to a new heater being fitted.

The premises benefit from a secure yard for the storage of multiple vehicles / equipment.

Accommodation

GIA 2,350 ft² (218.32 M²) approx. on an approximate site area of 0.13 acres.

Terms

The property is available on a new FRI lease, at a quoting rental of £32,500 per annum.

Availability

September 2024.

VAT

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

Legal Costs

A free and easy-to-understand lease is provided by the landlord at no charge.

Energy Performance

E - Full report available upon request.

Services

We understand that the premises benefit from all mains connections.

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

Rateable Value

We understand that the premises currently benefit from small business rates exemption, subject to tenant qualification.

Anti-Money Laundering

The successful applicant will be required to provide two forms of ID to satisfy anti-money laundering protocols.

Viewing

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

