

Ground Floor Unit at 199 Tyburn Road, Erdington, Birmingham, B24 8JE



**TO LET**

Industrial / Workshop Unit with Car Parking  
Gross Internal Area: 2,684 ft<sup>2</sup> (249.3 m<sup>2</sup>) approx.

### Location

The property is predominately situated occupying a large frontage to the A38 Tyburn Road in Erdington.

Erdington is situated only 5 miles south of Birmingham City Centre and within close proximity to J6 of the M6 Motorway at (Spaghetti Junction) allowing for convenient access to the national motorway network.

### Description

The property comprises single bay warehouse of steel truss construction surmounted by a pitched roof incorporating translucent roof lights with part brick and cladded walls.

The unit benefits from loading via a shared roller shutter off Tyburn Road with the unit being open plan in its configuration with concrete flooring, high bay lighting and three phase power.

Externally, car parking is provided via a forecourt fronting Tyburn Road.

### Accommodation

<b>Total (GIA)</b>	<b>2,684 ft<sup>2</sup></b>	<b>249.3 m<sup>2</sup></b>
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### Rental / Terms

The property is available to let on a new lease with length to be agreed at £21,500 per annum exclusive.

### Service Charge

A small service charge is levied in respect of maintenance and upkeep of communal areas.

### VAT

All prices quoted are exclusive of VAT, which may be payable.

### Energy Performance Certificate

Available upon request from the agent.



### Services

It is understood that all mains electric, water and drainage are available on or adjacent to the premises.

The agents have not tested the services and prospective tenants are advised to make their own enquiries regarding the adequacy and condition of these installations.

### Planning Use

We understand the property has consent under use classes B1 (Business) B2 (General Industrial) and B8 (Storage & Distribution).

However, we advise all prospective tenants to make their own enquiries with the local planning department.

### Legal Costs

An easy-to-understand lease will be prepared by the landlord.

### Availability

The properties are immediately available, subject to the completion of legal formalities.

### Viewings

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

