

# **New Industrial Warehouse Unit Available . TO LET.**



***Unit 1 Tyseley Park, Wharfdal Road, Tyseley,  
Birmingham B11 2DF .***

***58,262 sq ft (5,412.7 sq m)***



## PROPERTY SUMMARY.

The Property comprises a mid terrace industrial warehouse unit of steel portal frame construction benefitting from the following specification:

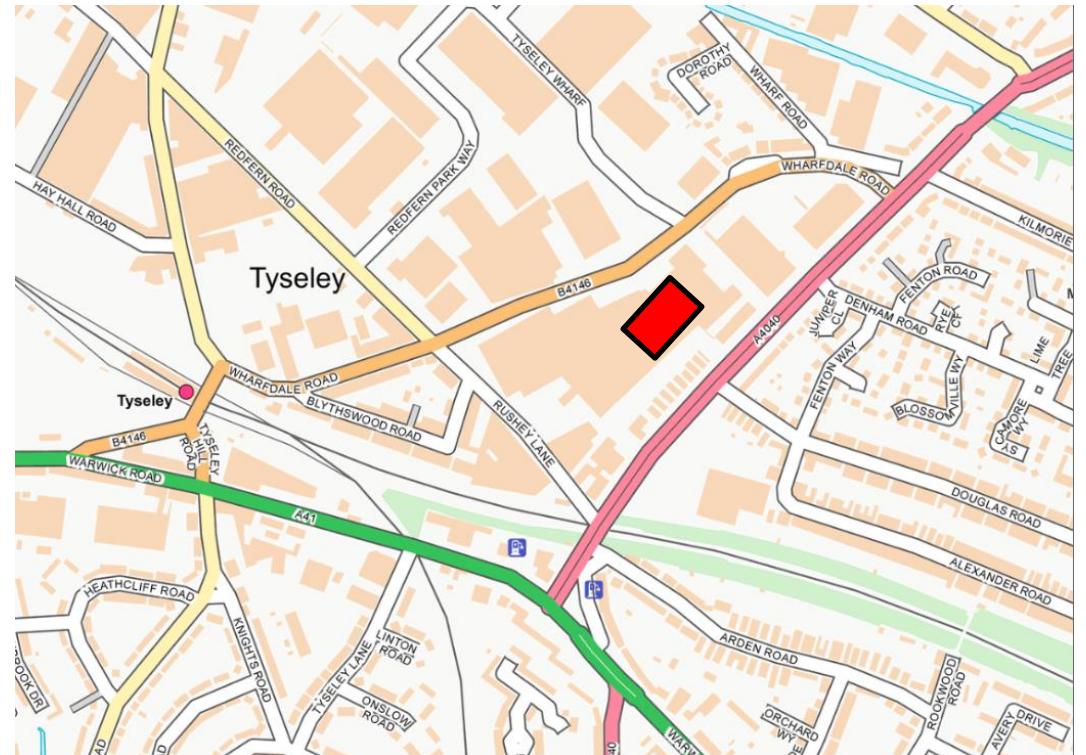
- Two-bay, steel portal frame construction
- Insulated profile steel cladding incorporating translucent roof lights
- 6.8m eaves (5.3m haunch height)
- 2 no. ground level electric roller shutter doors
- High level sodium lighting
- Gas fired warehouse heating
- Self-contained secure fenced yard off Wharfdale Road
- Potential for large electrical supply
- Ground and first floor offices (inc. canteen, toilets and reception area)

## LOCATION.

The premises are situated with access to the B4146 Wharfdale Road in Tyseley, Birmingham. Stockfield Road (A4040) is situated to the north with the A41 Warwick Road to the south.

The area benefits from excellent transport links, served by the Coventry Road (A45) which provides direct access to the city centre, Birmingham International Airport as well as Junction 6 of the M42 Motorway. The Warwick Road (A41) is also near to the subject, which also provides direct access to the city centre, and Junction 5 of the M42. The M42 provides strong links to the wider Midlands Motorway network, including the M40, M5, M6 and M6 Toll, with connections to Coventry, Wolverhampton, Stafford, Stoke-on-Trent, Manchester, London and Bristol.

Birmingham Airport is located 4 miles southeast of Tyseley whilst East Midlands Airport is located 32 miles to the northeast. In terms of rail services, Tyseley Train Station is located 0.4 miles south of the subject property and provides regular direct local line services to Birmingham Moor Street and Birmingham Snow Hill with the fastest journey time of 5 minutes. Other services include to Worcester Foregate, Stourbridge Junction, Stratford upon Avon, Banbury and Dorridge.



## Accommodation Schedule.

Accommodation	Sq m (GIA)	Sq ft (GIA)
Ground and First Floor		
Offices	586.5	6,313.2
Warehouse	4,826.2	51,948.8
<b>Total</b>	<b>5,412.7</b>	<b>58,262</b>

## TERMS.

The property is available by way of a new lease on fully repairing and insuring terms.

## RENT.

On application

## SERVICES.

Interested parties are advised to satisfy themselves that this is the case, and that they are in good working order. The agents have not tested any apparatus on site and therefore cannot verify the condition.

## LEGAL COSTS.

Each party is to cover their own legal and surveyors costs on any transaction.

## VAT.

VAT may be payable on any transaction at the prevailing rate.



# Contact.



For further information, or to arrange a viewing, please contact the Industrial Agency Team:

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[Particulars dated [ 15/06/2023 ]. Photographs and videos dated [15/06/2023 ]. ]

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