

TO LET - INDUSTRIAL

UNIT 54, GRAVELLY INDUSTRIAL PARK, TYBURN ROAD

Birmingham, B24 8TQ



Key Highlights

- 26,589 sq ft
- Secure self-contained yard area of approx. 0.82 acres
- Loading canopy
- Refurbished Industrial / Warehouse unit
- Three level access loading doors
- Minimum working height of 6.27m
- Allocated car parking spaces

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Description

The property is a modern refurbished industrial / warehouse unit benefiting from a large and secure self-contained yard area with three level access loading doors and a minimum working height of 6.27m. The estate benefits from 24 hour manned security with CCTV and car registration plate reading system. The security is further improved with regular daily patrols.

Location

The property is situated at Gravelly Industrial Park which is strategically located close to Junction 6 M6 (Spaghetti Junction) and the Aston Expressway within less than 1 mile. Junction 6 provides access to the M6 and the national motorway network and the Aston Expressway provides easy access to Birmingham City Centre within less than 3 miles. The estate is accessed via the A38 Tyburn Road or the A47 Heartlands Parkway.

Accommodation

The accommodation comprises the following approximate areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	25,285	2,349.05	Available
Ground - Office and Ancillary	1,304	121.15	Available
Total	26,589	2,470.20	

Terms

The property is available on a new fully repairing and insuring lease on terms to be agreed.

Rateable Value

The rateable value of the building as per the 2023 rating list is £147,000.

EPC

The Energy Performance Rating of the property is C:54

Legal Costs

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

VAT

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

Viewings

Please contact the joint agents to arrange a viewing.

Contact

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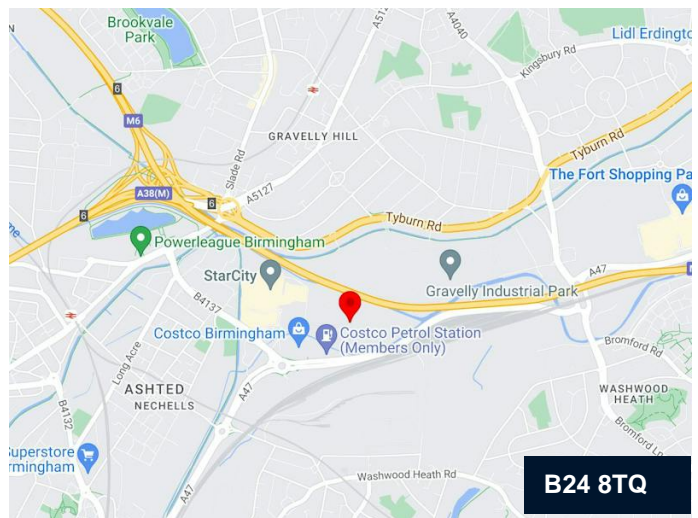
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