





Versatile ground floor premises available for immediate lease, offering 36.85 m² (396.76 sq ft) of space. Features include a reception area, private office, storage, and toilet facilities. Ideally located on Warwick Road with excellent transport links and close to Tyseley Train Station. Suitable for various business uses, including office, retail, or light industrial. Flexible lease terms. Contact us now to arrange a viewing!

Ground Floor Premises for Rent at Warwick Road, Tyseley, Birmingham B11 2JP

Located in the bustling area of **Tyseley, Birmingham**, this versatile ground floor commercial space offers an ideal setting for businesses looking to establish themselves in a strategic and accessible location. Previously occupied by a courier company, the premises are now available for immediate possession.

Property Details:

- **Total Area:** Approximately 36.85 m² (396.76 sq ft)

Key Features:

- **Reception Area:** A spacious reception area measuring 18.96 m² (204.12 sq ft), perfect for greeting clients and handling administrative tasks.
- **Private Office:** The premises include a private office of 11.13 m² (119.83 sq ft), offering a dedicated space for confidential meetings or managerial functions.
- **Additional Rooms:** Includes a closet space of 2.32 m² (24.97 sq ft), ideal for storage, and a small "Other" area measuring 2.68 m² (28.83 sq ft) that can be utilized for various purposes.
- **Toilet Facilities:** A convenient toilet room of 1.76 m² (18.94 sq ft) is available on-site.
- **Accessibility:** Situated on the ground floor, ensuring easy access for staff and visitors.
- **Flexible Use:** Suitable for a range of business types, including office use, retail, or light industrial, subject to necessary consents.

Location Benefits:

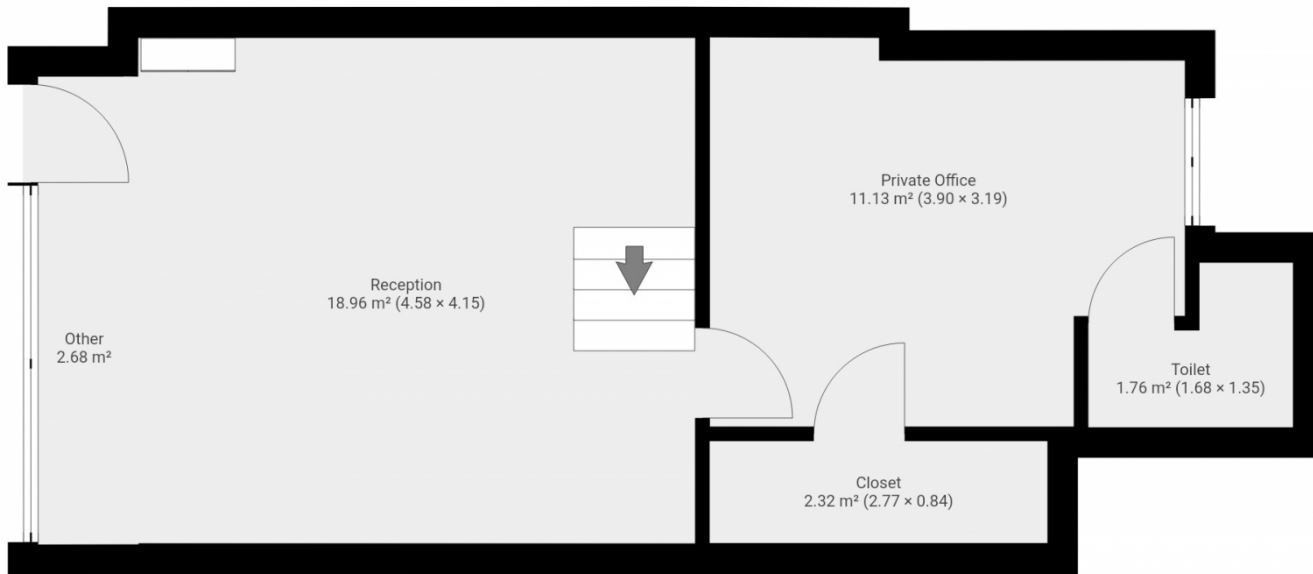
- **Excellent Transport Links:** Located on Warwick Road with easy access to main transport routes, including the A41 and A45, and close proximity to Tyseley Train Station.
- **Thriving Commercial Area:** Surrounded by a mix of retail, service businesses, and industrial units, making it a vibrant location for your business.
- **Nearby Amenities:** Close to various local amenities, including shops, cafes, and other businesses.

Terms:

- **Lease:** Available on flexible terms. Contact for details.
- **Rent:** Competitive rental rates. Please inquire for further information.
- **Availability:** Immediate possession.

Disclaimer: All dimensions are approximate and provided for guidance only. Interested parties should verify all details through their own due diligence.

Make Warwick Road the next home for your business—schedule a viewing today!



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Energy Performance Asset Rating

More energy efficient

A+

A

0–25

B

26–50

C

51–75

D

76–100

E

101–125

F

126–150

G

Over 150

Less energy efficient

Net zero CO₂ emissions

70

This is how energy efficient the building is.

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