



TO LET

Depot / Office Unit with Large Yard

Wharfdale Road, Tyseley, Birmingham, B11 2DE

3,516 sqft (327 sqm)

£30,000 pax

LOCATION

The property is located on Wharfdale Road in Tyseley, Birmingham in a busy and prominent location which is less than 100 metres from Tyseley Railway Station and ¼ mile from Warwick Road A41.

DESCRIPTION

The property comprises a two-storey building with storage to the ground floor and offices above situated on a self-contained site with gated access from Wharfdale Road. The unit is clad with profiled steel panels to walls. Also, a suspended ceiling to both floors and the working height of the ground floor is 2.7m if grid is removed.

There is an entrance into a hallway leading into the open ground floor area which can be used for offices or storage. A small loading door is installed to provide limited loading access. There is an open plan general office and private offices to the first floor. Ample male and female toilets are included. The premises are heated by gas central heating to radiators. There is a large forecourt.

ACCOMMODATION

Floor	sq. m	sq. ft
Ground	182.7	1,967
Basement	143.9	1,549
Total	326.6	3,516

RENT

Quoting rent is £30,000 per annum exclusive.

LEASE TERMS

The accommodation is available by way of a new lease for a term of 6 years subject to 3-year rent review negotiated between the parties.

BUSINESS RATES

TBA

UTILITIES

The tenant will be responsible for payment of all utilities costs to the accommodation.

LEGAL COSTS

The tenant will be responsible for the Landlord's reasonable legal costs.

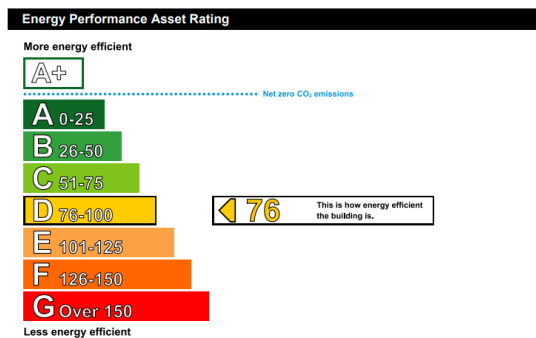
SERVICE CHARGE

A service charge will be payable to cover the cost of maintenance and upkeep of the building.

VAT

VAT is not applicable on rent.

EPC



VIEWING

Strictly by prior appointment:

Alan Price - 0121 452 8352

alan.price@pennycuick.co.uk

SUBJECT TO CONTRACT

September 2020



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