

**COSNETT
P R I C E**

0121 777 3838

**TO LET
DEPOT / INDUSTRIAL UNIT
78c WHARFDALE ROAD
TYSELEY
BIRMINGHAM
B11 2DE**



8911 ft² : 828 m²

***Two Storey Building**

***Large front yard/ parking area**

***Prominent location**

RENTAL £25,000 pa

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SITUATION

The property is situated in a prominent location fronting onto Wharfdale Road between Kings Road and Redfern Road, less than 100 metres from Tyseley Railway Station and ¼ mile from the Warwick Road A41. The building is on a shared site with access from Wharfdale Road.

DESCRIPTION

The property comprises a 2 storey building with warehouse/ production area to the ground floor and offices and storage above.

The unit is clad with profiled steel panels to walls. There is a suspended ceiling to first floor and the working height of the ground floor is 3.7 m.

The ground floor has male and female toilets with kitchen and heating is by way of gas fired suspended space heaters. There are roller shutter loading doors to front and rear.

To the first floor there are a range of open plan and private offices, together with storage areas.

There is a goods lift serving the first floor together with a separate staircase access. Ample male and female toilets are included. Kitchen and mess room is available

The premises are heated by gas central heating to radiators.

There is a large front forecourt.

ACCOMMODATION

	sq m	sq ft
Ground Floor	356	3,830
First Floor	<u>472</u>	<u>5,081</u>
Total	828	8,911

SERVICES

All mains services are connected or available.

LEASE

6 years subject to a 3 year rent review.

VAT

The property may be elected to VAT

RENTAL

£25,000 pa exclusive

SERVICE CHARGE

A small service charge is payable for common area maintenance and management.

VIEWING

By prior appointment with Alan Price 0121 777 3838

