

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



8911 ft<sup>2</sup>: 828 m<sup>2</sup>

\*Two Storey Building
\*Large front yard/ parking area
\*Prominent location

RENTAL £25,000 pa

DISCLAIMER: Cosnett Price on its behalf and for the Vendors or Lessors of this property, whose Agents they are, give notice that: These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Cosnett Price has any authority to make any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Novr 2017.

## **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 hearing to radiators.

There is a large front forecourt.

## **ACCOMMODATION**

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

## **SERVICES**

All mains services are connected or available.

#### **LEASE**

6 years subject to a 3 year rent review.

# $\underline{VAT}$

The property may be elected to VAT

#### RENTAL

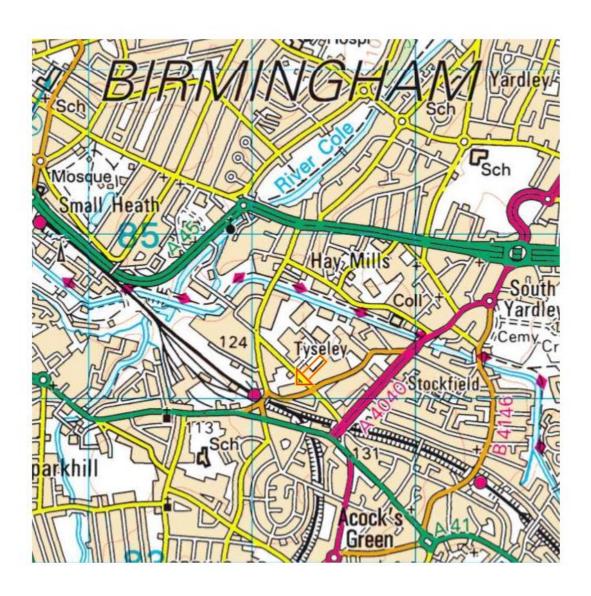
£25,000 pa exclusive

## **SERVICE CHARGE**

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

#### **VIEWING**

By prior appointment with Alan Price 0121 777 3838



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