



HAYHALL
BUSINESS PARK

MANOR HOUSE

REDFERN ROAD
TYSELEY
BIRMINGHAM
B11 2BE



TO LET

PERIOD OFFICE ACCOMMODATION
extending to 4,385 sq ft (407 sq m)
building can be refurbished to meet occupiers requirements.



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ABOUT THE MANOR HOUSE

- Unique listed self contained office building with gardens
- Main dedicated entrance off Redfern Road
- Dedicated car park with approximately 32 spaces
- Benefits from large reception, board room and a mix of cellular offices
- All mains services are believed to be available

RATING

The RV is believed to be £39,750 and the incoming tenant will need to make enquiries to the local VOA.

LEASE

The property is available on a Full Repairing and Insuring lease for a minimum term of 10 years.

SERVICE CHARGE

Available upon application.

EPC

Available on request.



Hay Hall, early 20th century (Birmingham Libraries)



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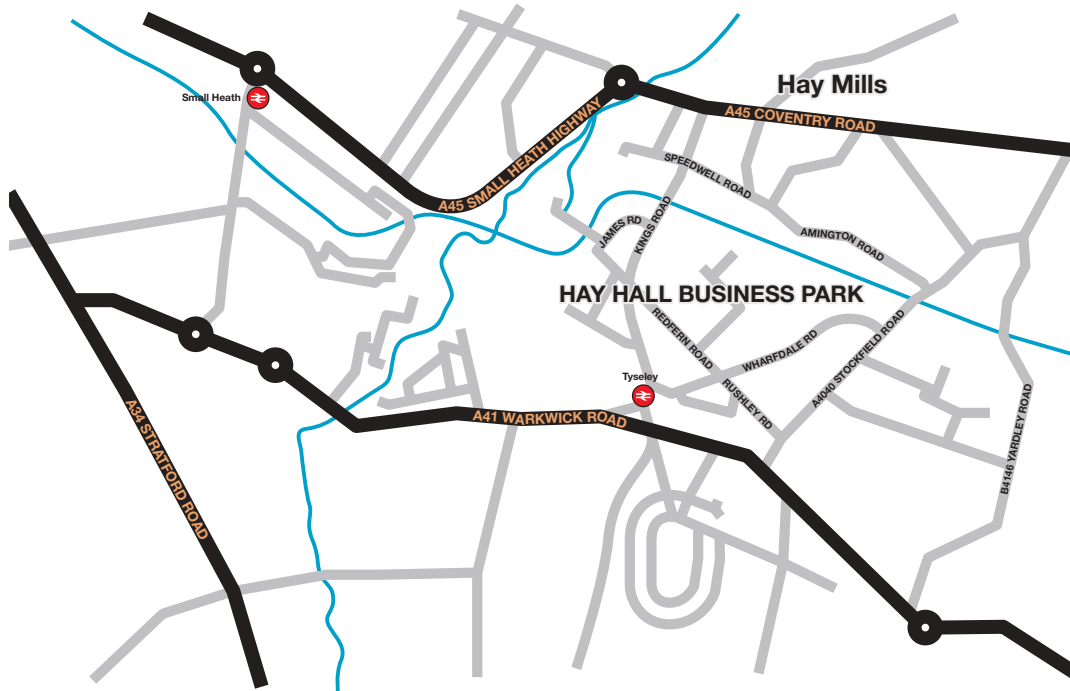


LOCATION

The premises are located within the Hay Hall Business Park which is accessed via Redfern Road.

The business park is located approximately 5 miles to the south east of Birmingham City Centre. The A45 Coventry Road provides excellent access to the City Centre, Birmingham International Airport and Junction 6 of the M42 which in turn provides access to the wider Midland motorway network including the M6 and M5.

Major occupiers within the area include Veolia, Euro Packaging, Grayson Thermal Systems together with the Tyseley Energy Recovery Facility.



PUBLIC TRANSPORT



- Birmingham Airport - 6.5 miles



- Acocks Green - 0.5 miles
- Tyseley - 0.7 miles
- Birmingham New Street - 5.8 miles



- Number 36 every 45 minutes via Igo from Redfern Road
- Number 4A every 30 minutes via National Express West Midlands from Knights Road to Birmingham
- Numbers 60 / X1 / X2 every 9 minutes from Coventry Road to Birmingham New Street

**EXCELLENT ACCESS TO THE CITY CENTRE,
BIRMINGHAM INTERNATIONAL AIRPORT &
JUNCTION 6 OF THE M42**



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