

# nattrassgiles

Chartered Surveyors & Commercial Property Consultants



## TO LET

VARIOUS SIZES  
AVAILABLE

ROVEX BUSINESS PARK, HAY HALL ROAD  
TYSELEY, B11 2AU

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lettings & sales // development advice // acquisitions // valuations // rating // rent reviews & lease renewals  
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## LOCATION

Rovex Business Park is located in Tyseley, Birmingham, only 4 miles south east of Birmingham City Centre with Birmingham International Airport and NEC approximately 5 miles via the A45 Coventry Road.

National motorway connections via dual carriageway provide convenient access to the M42 Junction 6 (4.5 miles), the M6 Spaghetti Junction 5 (5.5 miles) and the M40 (10 Miles). Commuter rail services to Birmingham New Street Station via Tyseley Station are only half a mile from the Rovex Business Park. (All distances are approximate)

Leading directly from the main A45, the Rovex Business Park is located on Hay Hall Road, with access also from Redfern Road or Kings Road.

## DESCRIPTION

The Rovex Business Park is suitable for production, warehousing and a variety of service industries.

## ACCOMMODATION

Industrial units of various sizes ranging from 130 – 5,000 sq ft available.

Please refer to availability schedule.

## PRICE / RENTALS

Please refer to availability schedule.

## SERVICE CHARGE

A service charge is levied to cover security, CCTV, waste disposal, maintenance of common areas, and roof maintenance.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred during this transaction.

## VAT

VAT is charged on all outgoings contained within the lease.

## LEASE TERMS

The premises are available to let on a new lease of flexible length.

## SERVICES

It is understood that all mains services are available on the premises, however prospective tenants should make their own enquiries to the appropriate service agencies.

## OCCUPATION

Access will be granted upon receiving two utility bills showing the tenant's residential address, the first month's rent, service charge, yearly insurance and lease preparation cost.

## AVAILABILITY

The property is available immediately, subject to the completion of legal formalities.

October 2010

**Viewing strictly by appointment via sole agents Nattrass Giles on 0121 333 3363**

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