

252 Wheelwright Road, Erdington, Birmingham, B24 8DT



TO LET

Showroom / Office / Workshop and Yard Premises

Gross Internal Area: 5,121 ft² (475.75 m²)

Location

The property enjoys a prominent position being situated on Wheelwright Road at the junction with Tyburn Road (A38) in the Erdington area of Birmingham.

The Tyburn Road is a main arterial route into Birmingham City Centre which lies approximately 4 miles to the south west of the property.

The location is within close proximity to southbound Junction 5 & northbound Junction 6 of the M6 motorway.

Description

The property comprises a combination of showroom, office and warehouse accommodation with an adjoining yard providing ample parking.

The Showroom can easily be adapted to solely office space if preferred.

The air conditioned ground floor showroom benefits from a substantial glazed frontage with ancillary accommodation including office, meeting room, kitchen, W.C's and shower room.

The lower ground floor provides additional office and storage space.

The adjacent joined space provides further warehousing/storage with mezzanine floor and WC. This space benefits from a large loading access from the large secure gated car park.

Accommodation

Ground Floor Showroom	- 1,193 ft2 (110.91 m2)
Ground Floor Ancillary /Office	- 447 ft2 (41.51 m2)
Lower Ground Floor Office/Storage	- 2,011 ft2 (186.75 m2)
Warehouse	- 1,470 ft2 (136.58 m2)
Total (GIA)	- 5,121 ft2 (475.75 m2)



Rental / Terms

The property is available to let on a new lease with length to be agreed at £25,000 per annum exclusive.

Business Rates

RV - £9,600
Rates Payable - £4,600 approx.

Please note the property does qualify for exemption under Small Business Rates Relief, subject to tenant's eligibility.

Energy Performance Certificate

Available upon request from the agent.

Legal Costs

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

Planning Use

We understand that the unit has planning permission under use classes B2 (General Industrial), however, we would advise all parties to make their own enquiries.

The property may be suitable for other uses subject to obtaining the necessary planning consent.

Availability

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

Viewings

Strictly via the sole letting agent Siddall Jones on:
0121 638 0500

Please note that photographs used in the marketing of this property are historic and were taken when the property was first marketed some ten years previous.