

TO LET FORMER NURSERY 82 WHARFDALE ROAD TYSELEY BIRMINGHAM B11 2DE





6,303 ft²: 586 m²
*Secure Accommodation
*Large parking area
*Private Playground

*Prominent location

RENTAL £20,000 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 light and airy former nursery to the first floor with separate self-contained access.

The accommodation comprises a range of classrooms to either side of a central corridor. Private office, kitchen and dining facilities. Child friendly toilets and washing facilities There is a large car parking area.

The accommodation has been used as a nursery until the end of January.

ACCOMMODATION

6303 sq ft - 586 sq metres Separate entrance lobby with easy tread staircase. Private secure playground area.

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

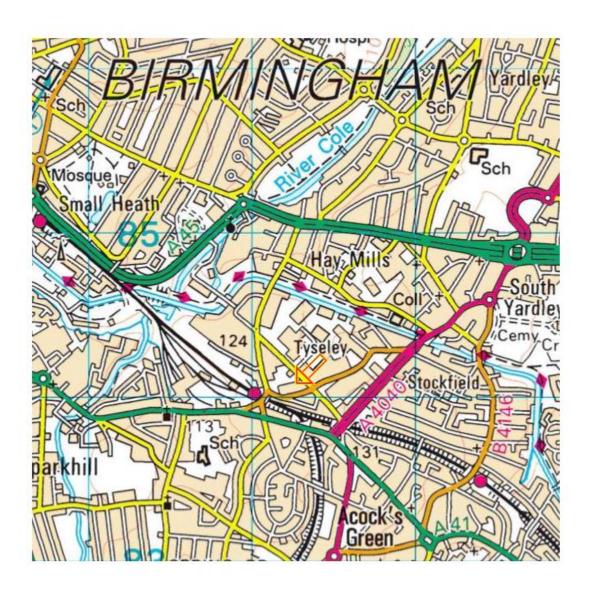
£28,000 pa exclusive

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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