

**COSNETT  
P R I C E**

**0121 777 3838**

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



**6,303 ft<sup>2</sup> : 586 m<sup>2</sup>**

**\*Secure Accommodation**

**\*Large parking area**

**\*Private Playground**

**\*Prominent location**

**RENTAL £20,000 pa**

## **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

