

To Let (may sell)

78,924 sq ft (7,332 sq m)

Industrial / Warehouse premises

Rushey Lane off Wharfdale Road, Tyseley

(Can split into 2 equal Bays)



Contact

For further information or to arrange an appointment please speak to:

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- Self contained gated site
- Extensive yard
- High level Lighting
- Heated
- 2 storey internal offices

Location

The premises are situated on Rushey Lane which is situated just off the B4146 Wharfdale Road, to the north, and the A4040 Stockland Road, to the south, both of which adjoin the A41 Warwick Road in Tyseley in an established commercial and residential location approximately 2 miles to the south east of Birmingham City Centre.

The National Motorway network can be accessed via J6 of the M6 located some 4 miles distant to the north and the M42 is located approximately 7 miles to the south and can be accessed via the A34, A41 and A45 arterial routes. The NEC and Birmingham Airport are situated approximately 4 miles to the south east accessed via the A45.

Description

The premises comprise a two bay warehouse totalling 78,924 sq ft, with roller shutter doors accessed from the self contained yard space to the front. Internally, the premises benefit from two storey office accommodation, toilet, canteen and storage facilities.

Specification

- Steel portal frame construction
- Insulated profile steel cladding incorporating translucent roof lights
- 5.3 m clear working height
- 2 Roller Shutter Doors
- High Level Lighting
- Gas fired blowers
- Extensive yard

Rent & Terms

Our clients are seeking a rent of £235,000 per annum exclusive, which equates to a rate of £3 psf on the total gross internal floor area. The premises are available immediately on a new fully repairing an insuring lease on terms to be agreed.

Planning

We are informed the premises have planning permission for B8 use.

Rates

The tenants are responsible for the payment of business rate in connection with their occupation of the premises, the Rateable Value being as follows:

Description: Warehouse and Premises
Rateable Value: £250,000 (April 2005)
Rates Payable: £115,500 per annum

SUBJECT TO CONTRACT

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