

Unit 1, 95 Reddings Lane, Tyseley, Birmingham, B11 3EY



**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

**TO LET**

Industrial Warehouse Premises with Forecourt Parking

Gross Internal Area: 4,550 ft<sup>2</sup> (422.71 m<sup>2</sup>)

### Location

The property is accessed from Reddings Lane which in turn is accessed from Warwick Road (A41), in the Tyseley area of Birmingham.

Warwick Road (A41) is an arterial route into the City Centre, which is some 1.5 miles North and the M42 Motorway which is some 3 miles southwest.

### Description

The building comprises an industrial warehouse premises benefiting from secure forecourt parking.

The property benefits from concrete flooring, three phase power, roller shutter entry doors and WC facilities.

### Accommodation

**Total (GIA) 4,550 ft<sup>2</sup> (422.71 m<sup>2</sup>) approximately.**

### Terms

The property is available on a new lease, with length to be agreed, at £30,000 per annum.

### VAT

All prices quoted are exclusive of VAT, which we understand is not payable.

### Rateable Value

**£8,600**

The property will qualify for small business rates exemption, subject to tenant qualification.

### Energy Performance Certificate

Available upon request from the agent.

### Planning Permission

We understand that the building has usage granted under B2 (General Industrial) and B8 (Storage and Distribution).

However, we would advise all parties to make their own enquiries with the local planning authority.

### Services

We understand that the building has the benefit of all mains connections.

The agent has not tested the suitability of the connections and recommends that all parties carry out their own investigations as to their suitability.

### Legal Costs

The landlord will provide a free and easy to understand lease document.

### Viewings

Strictly via the sole agent Siddall Jones on **0121 638 0500**

