

INDUSTRIAL | TO LET

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UNIT 2, REAR OF 95 REDDINGS LANE, TYSELEY, BIRMINGHAM, B11 3EY

3,300 SQ FT (306.58 SQ M)

SIDBALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Industrial Warehouse Unit with Secure Yard

- Quoting Rental £30,000 PA
 - GIA 3,300 ft²
 - Secure Forecourt Yard
-



DESCRIPTION

The building comprises an industrial warehouse premises benefiting from a yard area to the fore with access directly from Reddings Lane.

The property benefits from concrete flooring, three phase power, loading door and WC facilities.

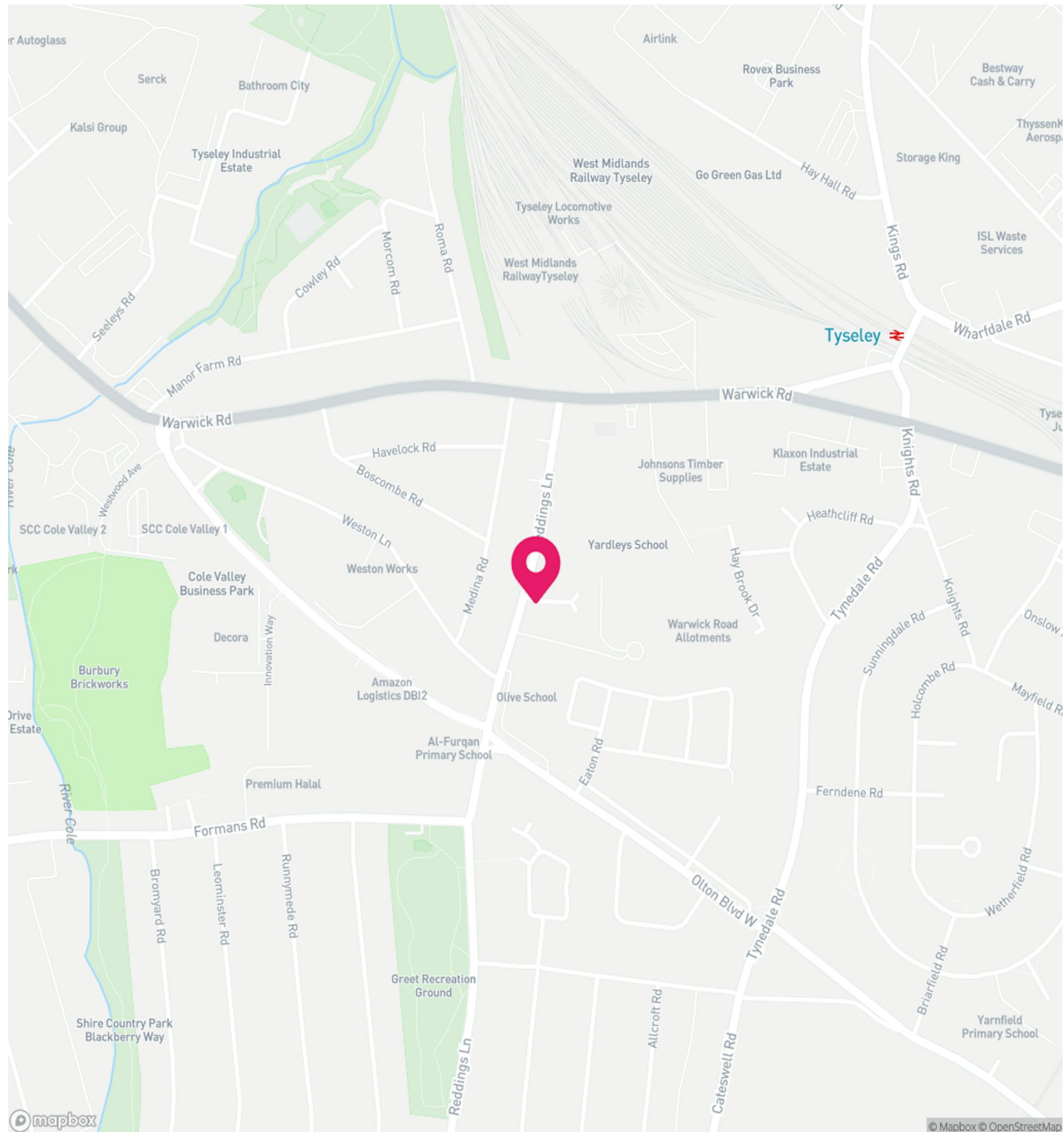


LOCATION

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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.



SERVICES

We understand that the premises has electricity, water and foul drainage connected however we recommend that all interested parties carry out their own investigations.

SERVICE CHARGE

n/a

RATEABLE VALUE

£8,600. Small business rates exemption subject to tenant qualification

VAT

Not applicable

LEGAL FEES

Each party to bear their own costs

LEASE

The property is available to let on a new lease with length to be agreed.

RENT

£30,000 per annum

POSSESSION

The property is immediately available following the completion of legal formalities.

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT



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