

INDUSTRIAL, WAREHOUSE | TO LET

[VIEW ONLINE](#)



UNIT 2A COLE RIVER PARK, WARWICK ROAD, BIRMINGHAM, B11 2QX

6,162 SQ FT (572.47 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Modern Warehouse Premises Located on
Warwick Road in Tyseley

- GIA 6,162 ft²
- Quoting rental £48,500 per annum
- Minimum working height 6.1M to underside of haunch.
- Forecourt parking for 10 vehicles
- Rear loading doors and bin / skip storage area
- Modern portal frame building



DESCRIPTION

The property comprises a modern warehouse facility of steel portal frame construction, surmounted by a pitched, insulated profile-clad roof incorporating translucent roof lights. Full height cladded elevations which provide a clean and modern aesthetic to the building.

The accommodation is accessed via a glazed entrance lobby, which also provides WC facilities and a trade counter/reception area.

The warehouse accommodation offers clear span storage and manufacturing space, benefiting from an eaves height of approximately 6.1 metres to the underside of the haunch. The warehouse is served by a spring-loaded, up-and-over level loading door, LED lighting and three-phase power supply. Ancillary accommodation includes a designated kitchen and welfare facilities.

At first floor level, there is an open plan office suite fitted to a good standard, with double glazed windows, carpeted flooring, emulsion painted walls, suspended ceiling with inset lighting, and gas-fired central heating radiators.



LOCATION

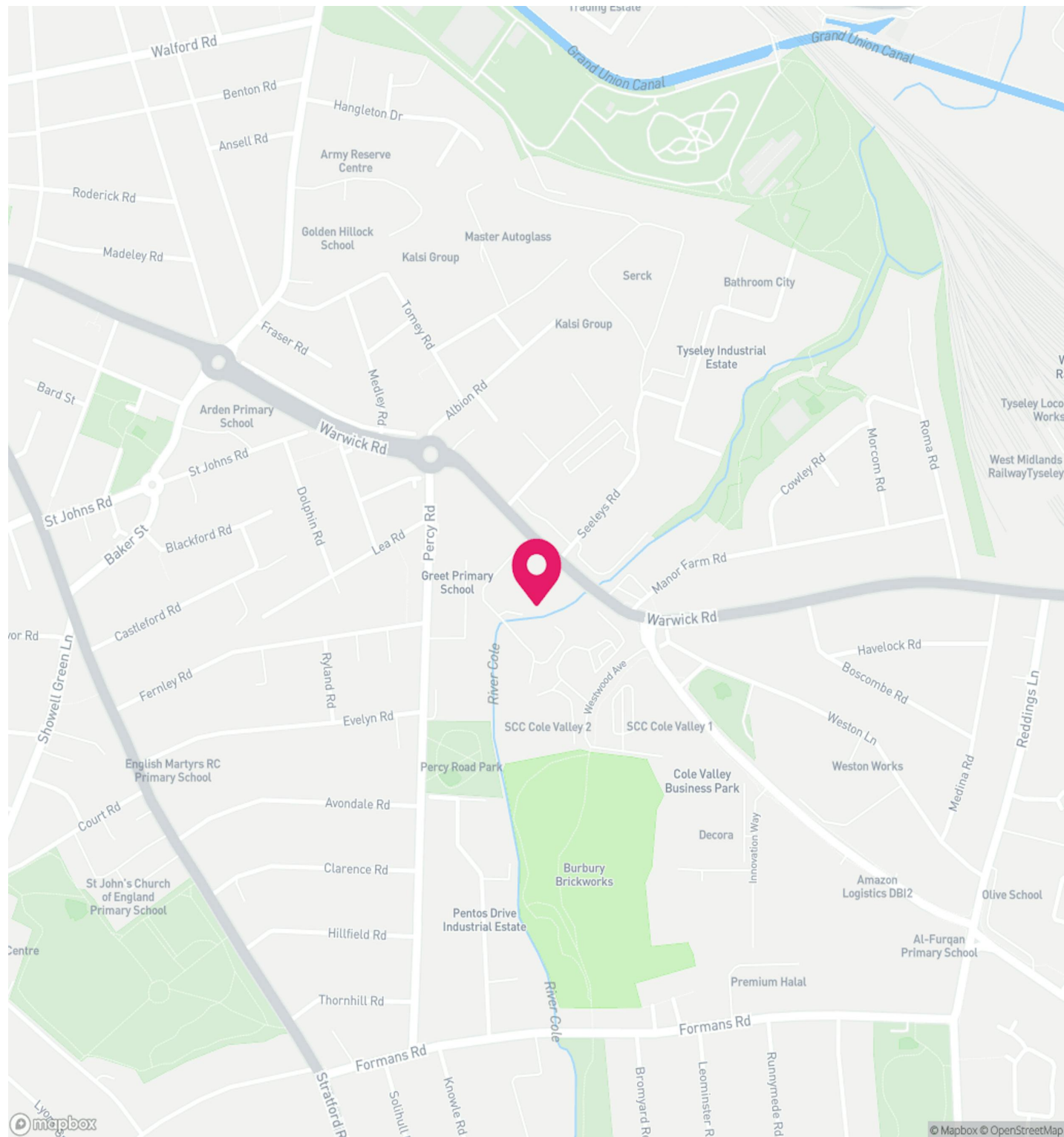
/// SLICES.UPSET.EVENTS

Cole River Park is prominently situated on Warwick Road (A41) in the Tyseley area of Birmingham, approximately 4 miles east of Birmingham City Centre and around 6 miles north-west of Solihull Town Centre.

The estate benefits from excellent transport connectivity, with the A41 providing direct access to the city and surrounding districts, and linking to the A45 Coventry Road and A34 Stratford Road corridors.

Junction 6 of the M42 and Junction 6 of the M6 Motorway are both located within approximately 6 miles, offering convenient access to the wider Midlands motorway network including the M5, M40 and M6 Toll.

The property is well served by public transport, with several local bus routes operating along Warwick Road and Tyseley railway station situated within approximately one mile.





SERVICES

We understand that the building benefits from all mains services.

The agent has not tested the suitability of the services and recommends that all interested parties carry out their own investigations.

RATEABLE VALUE

£36,250

VAT

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

£48,500 per annum

POSSESSION

Available December 2025

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



Ryan Lynch

0121 638 0800
ryan@siddalljones.com



Scott Rawlings

0121 638 0500
scott@siddalljones.com



Sophie Froggatt

0121 638 0500
sophie@siddalljones.com

SIDDALL JONES

COMMERCIAL PROPERTY CONSULTANCY



SIDDALLJONES.COM